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Gateway determination report – PP-2024-2261

Campsie town centre planning proposal

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans **
Campsie Town Centre Planning Proposal - October 2024, prepared by Canterbury Bankstown Council
Campsie Town Centre Master Plan (Adopted Version), prepared by Canterbury Bankstown Council
Campsie Town Centre Master Plan - Phase 1 Report, prepared by Canterbury Bankstown Council
Planning proposal Consistency with master plan Actions, prepared by Canterbury Bankstown Council
Bankstown City Centre and Campsie Town Centre Economic and Land Use Study, prepared by SGS Economics and Planning
Student and Worker Needs Study, prepared by Ethos Urban
Campsie Stage 1 Traffic Analysis- Strategic and Mesoscopic Transport Modelling Assessments, prepared by GTA Consultants
Campsie Stage 2 Traffic Analysis- Strategic and Mesoscopic Transport Modelling Assessments, prepared by GTA Consultants
Campsie Car Parking Strategy, prepared by Stantec
Off-Street Parking, Servicing and Loading Study, prepared by Stantec
Bankstown City Centre and Campsie Town Centre Sustainability Study Phase 2, prepared by Flux Consultants
Bankstown City Centre and Campsie Town Centre Sustainability Study Phase 3, prepared by Flux Consultants
Landscape Controls, prepared by Oculus
Tall Buildings Study, prepared by Bates Smart
Infrastructure Funding Study - Campsie and Bankstown Centre master plans, prepared by GLN Planning
Aboriginal and Cultural Heritage Study, prepared by AMBS Ecology and Heritage
Urban Tree Canopy master plan, prepared by Oculus
Engagement Outcomes Report Draft Campsie master plan May 2022, prepared by WSP
Campsie master plan Site-specific Review Joint Panel Report, prepared by LFA and More Urban
Campsie Town Centre Flood Risk Assessment - September 2024, prepared by Stantec
Preliminary Site Investigation Report 25 Anglo Street, Campsie, prepared by Douglas Partners
Biodiversity Impact Report - September 2024, prepared by Ecoplaning

Relevant reports and plans **

Traffic and Transport Statement - Campsie Town Centre Planning Proposal, prepared by Canterbury Bankstown Council

Urban Design Response - Built Form Scenarios and 3D Modelling - May 2024, prepared by Canterbury Bankstown Council

Open Space Package - October 2024, prepared by Canterbury Bankstown Council

Campsie Town Centre Planning Proposal - Draft LEP Maps Combined, prepared by Canterbury Bankstown Council

Table of Draft Gateway conditions with Councils comments, prepared by Canterbury Bankstown Council

Councils Urban Design Response to DPHI Comments, prepared by Canterbury Bankstown Council

Section 3.34 Submission Cover Letter, prepared by Canterbury Bankstown Council

Council Report & Resolution - 24 May 2022, prepared by Canterbury Bankstown Council

CONFIDENTIAL - Development Feasibility Analysis Bankstown-Campsie, prepared by Atlas Urban Economics

CONFIDENTIAL - Campsie Land Use Safety Study, prepared by Arriscar

CONFIDENTIAL - Affordable Housing Feasibility Analysis Advice, prepared by Atlas Urban Economics

Heritage Statement - October 2024, prepared by Canterbury Bankstown Council

Additional information regarding reclassification – and attachments, prepared by Canterbury Bankstown Council

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Canterbury Bankstown
PPA	Canterbury Bankstown City Council
NAME	Campsie town centre
NUMBER	PP-2024-2261
LEP TO BE AMENDED	Canterbury Bankstown Local Environmental Plan 2023
ADDRESS	Campsie town centre
DESCRIPTION	Land generally described as Campsie town centre
RECEIVED	14/10/2024
FILE NO.	IRF24/2878
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Description of subject area

The planning proposal applies to the land identified as Campsie town centre, as shown in **Figure 1** which is located approximately 12km southwest of the Sydney Central Business District. The site comprises a land area of approximately 346 hectares which is bounded by the Cooks River to the north and east, Canterbury Road to the south, First Avenue, Clarence Street, Varidel Avenue, Omaha Street, Bruce Avenue, Loftus Street and Tudor Street to the west.

Campsie town centre is the second largest centre in the Canterbury Bankstown Local Government Area. Campsie town centre plays an important economic role in the broader area and is an identified strategic centre in the South District Plan.

Campsie town centre is centred around a retail and commercial strip running north-south along Beamish Street. The commercial strip contains fine-grain built form with one to two storey buildings and shop top housing developments up to eight storeys. Beamish Street is bisected by the T3 Bankstown train line, which will be upgraded to a Metro rail line. Metro services at Campsie Station are expected to commence operation in 2025.

The residential areas surrounding the commercial core primarily consists of two to three storey red brick residential flat buildings alongside federation and post war homes. The Cooks River wraps around the east and north of the study area and offers access to river foreshore areas and green space. To the south of the study area is Canterbury Road which provides vehicular access to

Campsie from the east and west. Canterbury Hospital is located on Canterbury Road at the south west corner of the town centre and acts as an anchor to an emerging health and lifestyle cluster.

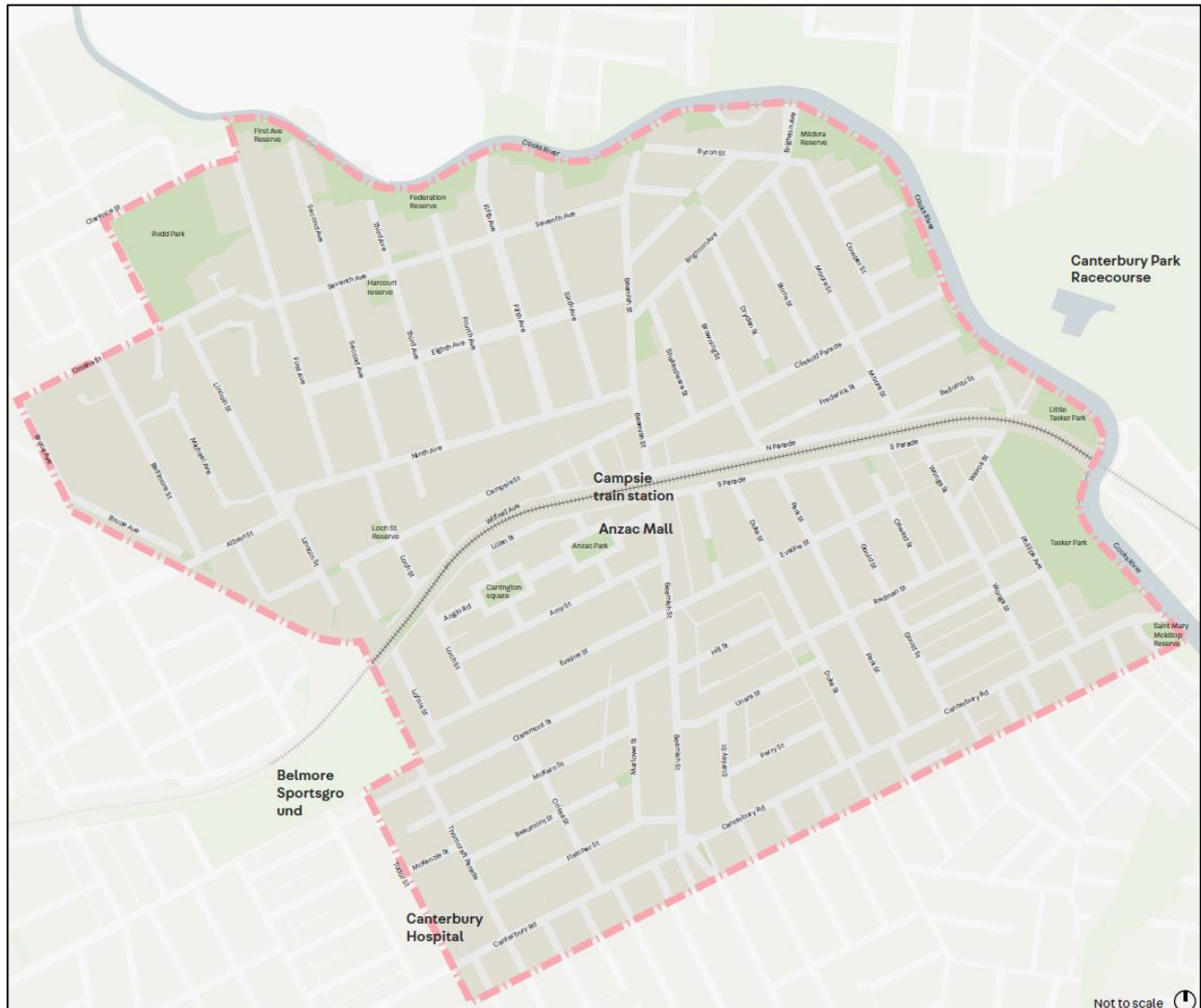


Figure 1: Campsie town centre boundary (broken red outline) (Source: Campsie town centre master plan, 2022)



Figure 2: Beamish Street, Campsie view to the south. Existing commercial strip in Campsie town centre (Source: Google Maps)



Figure 3: Cooks River, located to the north of precinct as viewed from Sixth Avenue (Source: Google Maps)

1.3 Campsie town centre master plan

The land that is subject to the planning proposal is within the area covered by the Campsie town centre master plan. The master plan was adopted by Council on 24 May 2022 and aims to guide the area's transition from a suburban centre to a lifestyle and cultural hub along the Cooks River by leveraging government and institutional investments in transport, education and health.

Council sought feedback from the community on the master plan through community engagement held March to May 2021 and February to March 2022.

The master plan is supported by an Urban Design Framework that aims to translate the broad aims of the Local Strategic Planning Statement, Spatial Actions and Intensification Strategy to practical urban design outcomes for Campsie. **Figure 5** illustrates the urban design framework contained within the master plan.

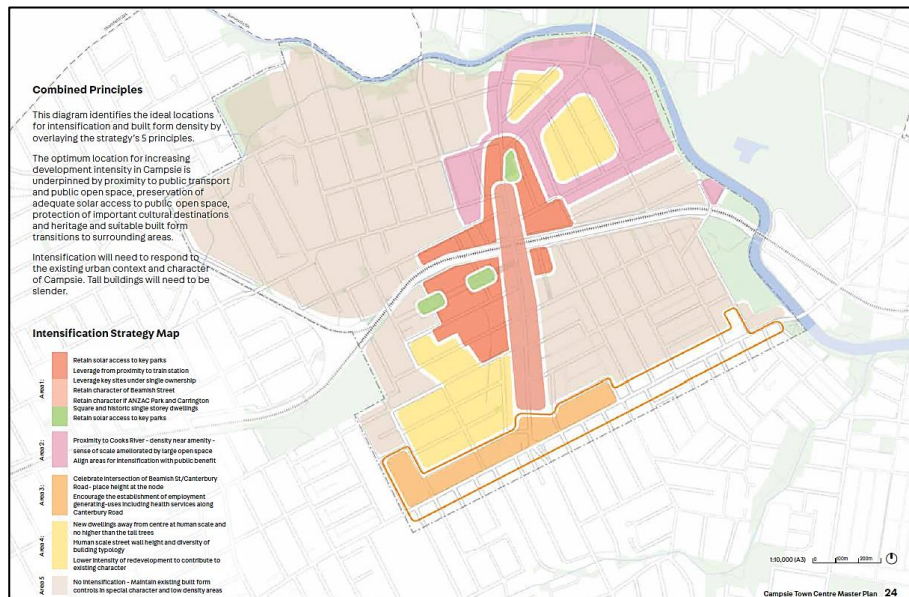


Figure 4: Proposed intensification strategy map – master plan (Source: Planning proposal, 2024)

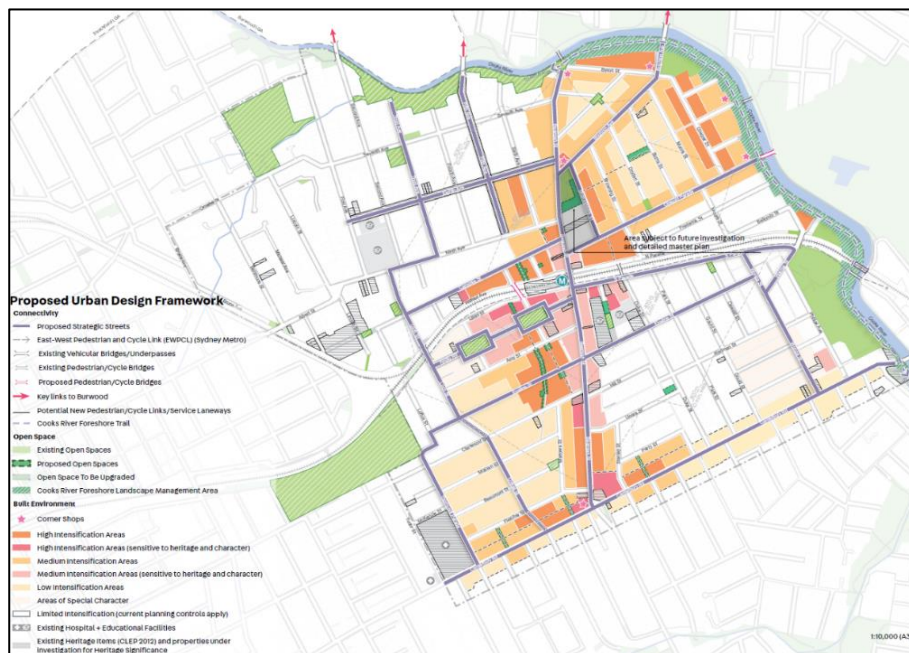


Figure 5: Campsie town centre urban design framework (Source: Planning proposal, 2024)

1.4 Background

Table 3 Planning timeline

Date	Project milestone
29 March – 14 May 2021	Council community consultation on the draft Campsie town centre master plan.
10 September 2021	<p>The draft Campsie town centre master plan was reported to Canterbury Bankstown Local Planning Panel (LPP).</p> <p>The LPP made the following recommendations:</p> <ul style="list-style-type: none"> • <i>Council carry out discussions with specific site landowners that addressed the Panel to review issues raised</i> • <i>Council request further written confirmation from the State Government about Canterbury Hospital</i> • <i>Council engage in a further public notification / exhibition for the Campsie planning proposal prior to sending the planning proposal to the Department for a gateway determination</i> • <i>completion of the following studies prior to submission for gateway:</i> <ul style="list-style-type: none"> ○ <i>Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;</i> ○ <i>Land Use Safety Study, to ensure appropriate mitigation measures are considered (if any) in relation to high pressure pipelines located alongside the Cooks River</i> ○ <i>Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 – Remediation of Contaminated Land</i> • <i>Council prepares a Development Control Plan to implement the Master Plan that is exhibited concurrently (together with relevant contributions plan) with the Planning Proposal</i> • <i>Council integrates existing planning proposals set out in this report into the Campsie town centre master plan.</i>
14 February – 28 March 2022	Council re-exhibited the draft Campsie town centre master plan as per the LPP recommendation.
17 May 2022	<p>A panel comprising an independent Town Planner and Urban Designer (LFA and More Urban) was engaged by Council to assess the merits of the land owner submissions (as per the LPP resolution on 10 September 2021).</p> <p>The panel prepared a Draft Campsie master plan Site Specific Review which contained an assessment and recommendation for each selected site, having regard to the landowner submissions. Refer to Section 1.6 for further detail.</p>
24 May 2022	<p>Council adopted the Campsie master plan and resolved that:</p> <ul style="list-style-type: none"> • Council prepare and submit a planning proposal to amend the Canterbury Bankstown Local Environmental Plan in accordance with the Campsie town centre master plan

Date	Project milestone
	<ul style="list-style-type: none"> • Council exhibit the planning proposal, subject to a gateway determination and associated conditions • Council prepare and exhibit a Development Control Plan to support the master plan, to be exhibited concurrently with the planning proposal • Council does not proceed with the following applicant initiated planning proposals in accordance with section 3.35(4) of the Environmental Planning and Assessment Act 1979, for the reasons outlined in this report, and includes the sites into the Campsie town centre planning proposal: <ul style="list-style-type: none"> ○ RZ-4/2019 applying to 2-10 Harold Street, Campsie ○ RZ-/2018 applying to 21-23 Claremont Street and 76-90 Evaline Street, Campsie ○ ECM T-29-180 applying to 25 Anglo Road, Campsie (Campsie RSL) • a further report to be provided to Council outlining submissions received during the formal exhibition period of the planning proposal • Council officers commence communicating adoption of the Campsie town centre master plan to State agencies and engage with agencies to advocate for and work collaboratively on the realisation of the Campsie town centre master plan and State Government investment in its local infrastructure • Council writes to the Minister for Infrastructure, Cities and Active Transport requesting the Greater Cities Commission co-chair an Infrastructure working group which includes Canterbury Bankstown Council with the aim to define State Infrastructure required to support the Campsie Master plan, including when it will be delivered and funded.
5 August 2022	Council submitted the Planning proposal to the Department for gateway determination under PP-2022-2726.
20 July 2023	<p>The Department issued Council with a request for further information and revisions to the planning proposal in relation to:</p> <ul style="list-style-type: none"> • urban design • flooding • traffic and transport • biodiversity • proposed planning controls (including the incentive scheme and controls) • infrastructure contributions planning
14 October 2024	Council resubmitted the Planning proposal to the Department for gateway determination under PP-2024-2261.

1.4.1 Canterbury Bankstown new employment zones

PP-2024-684 was submitted to the Department on 28 March 2024 and seeks to introduce the new employment zones within the Canterbury Bankstown LGA in line with Department of Planning, Housing and Infrastructure's Employment Zone reforms, finalised in December 2021.

Council notes that PP-2024-684 will have implications for the changes to zoning proposed in the subject planning proposal. Council advises that once the new employment zone framework is in effect this planning proposal will be updated accordingly, and it is envisaged that Council will seek to apply the new employment zones based on the intended outcome of the proposed and existing business zones in the planning proposal.

Council anticipates that:

- B4 Mixed use zones will transition into the new MU1 Mixed use zone
- B2 Local centre zones will transition into the new E1 Local centre zone
- B5 Business development zone and B6 Enterprise corridor zones will transition into the new E3 Productivity support zone.

A condition is recommended to update the planning proposal should the new employment zones PP-2024-684 come into force prior to exhibition of this planning proposal.

The Department will work closely with Council post-gateway to address any implications or issues.

1.5 Objectives

The objectives of this planning proposal are to:

- support the growth of Campsie town centre into a cultural, retail and local employment hub that provides cross-regional links to surrounding metropolitan centres and fulfil its role as a strategic centre
- increase employment generating uses and floor space and retain existing employment land uses to support Council's master plan target of 7,500 jobs by 2036 (additional 2,700 jobs)
- provide additional capacity in planning controls to support Council's master plan target to deliver an additional 6,360 dwellings by 2036
- include Campsie town centre as part of the Council's Affordable Housing Contributions Scheme that was initiated as part of the Bankstown City Centre planning proposal
- achieve a higher benchmark for development in relation to energy and water efficiency to meet Council's target of net zero carbon emissions by 2050
- ensure development in Campsie town centre commits to quality design outcomes and the associated Design Review Panel
- encourage a high quality and activated public domain with good solar access;
- increase active and public transport use and reduce car dependence
- increase longer term affordable housing provision to accommodate more very low, low and moderate-income households in the town centre
- provide a diverse range of community infrastructure to promote community health, cohesion and well-being and make Campsie an attractive place to work
- unlock underutilised public land holdings within the town centre for redevelopment, delivering new housing, employment floor space and revitalised community infrastructure.

The objectives of this planning proposal are clear and adequate.

1.6 Explanation of provisions

The planning proposal (**Attachment A**) seeks to amend the Canterbury Bankstown LEP 2023 (CBLEP 2023) as follows:

Table 4 Provisions and explanations of amendments

Provision	Explanation of amendment
Zoning	<p>Proposed amendments to the CBLEP 2023 Land Zoning Map to implement the objectives and recommendations of the draft Campsie town centre master plan.</p> <p>The proposal includes:</p> <ul style="list-style-type: none"> an expanded town centre comprising of a B4 Mixed Use zone (currently B2 Local Centre zone) R4 High Density Residential zone (currently R3 Medium Density zone and R2 Low Density Residential zone) RE1 Public Recreation zones for 4 pocket parks (currently R3 Medium Density Residential zone or R4 High Density Residential zone) new B4 Mixed Use zone around Canterbury Hospital. The proposal downzones special character areas from R3 Medium Density Residential to R2 Low Density Residential zone.

Figures 6 and 7 below illustrate the proposed amendments.

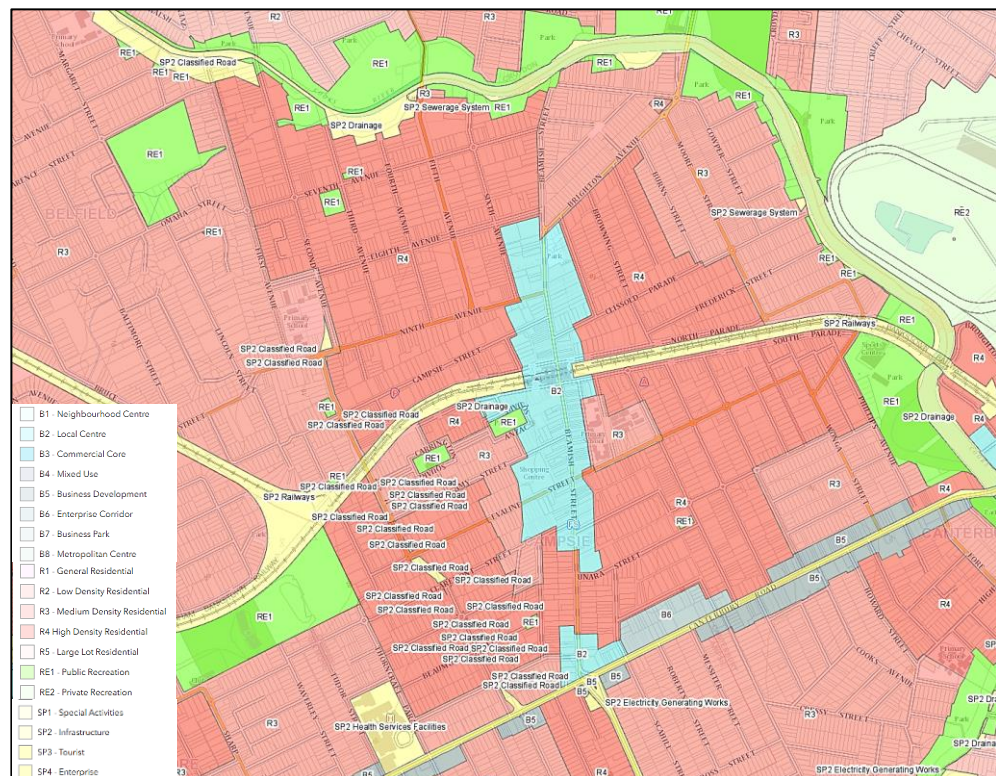
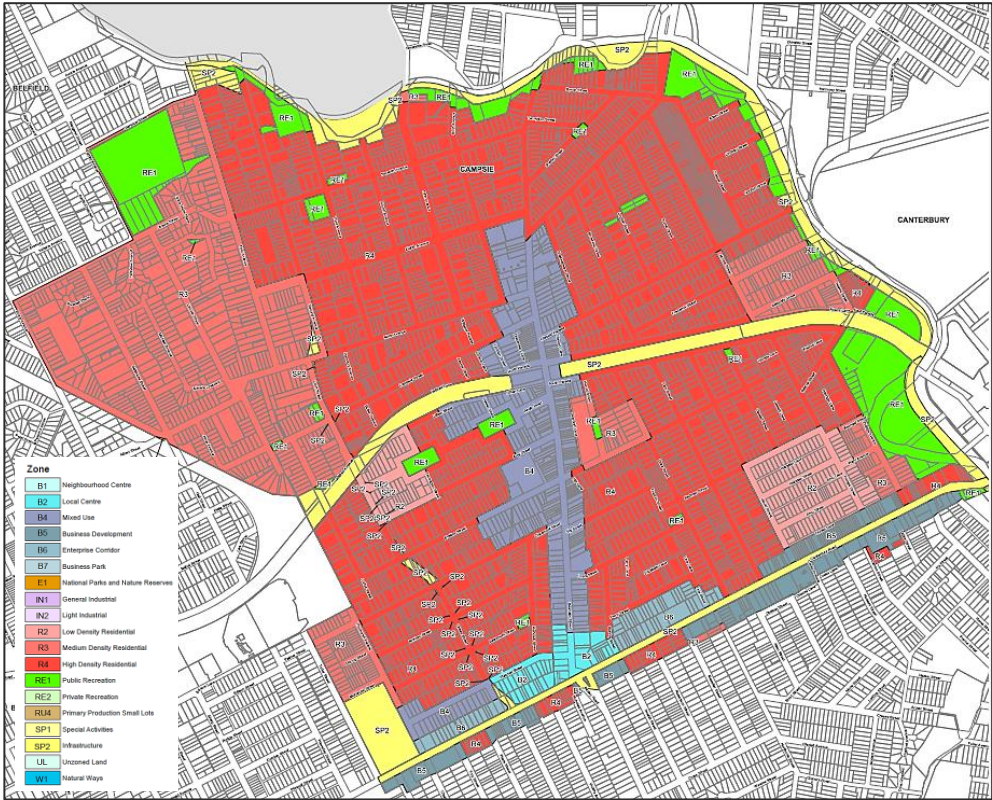


Figure 6: Existing land zoning map (Source: ePlanning spatial viewer, 2024)

Provision	Explanation of amendment
	<div></div> <p>Figure 7: Proposed land zoning map (Source: Planning proposal, 2024)</p> <p>Department comment: A condition is recommended that the Explanation of Provisions is updated to provide an explanation and justification for the proposed zoning changes. The planning proposal is also to be updated to include all existing and proposed maps.</p>

Principal development standards

Floor space ratio

Proposed amendments to the CBLEP 2023 Floor Space Ratio (FSR) Map to implement the objectives and recommendations of the draft Campsie town centre master plan are illustrated in Figures 8 and 9 below. FSRs of up to 3.3:1 are proposed, which do not include any of the proposed development incentives.

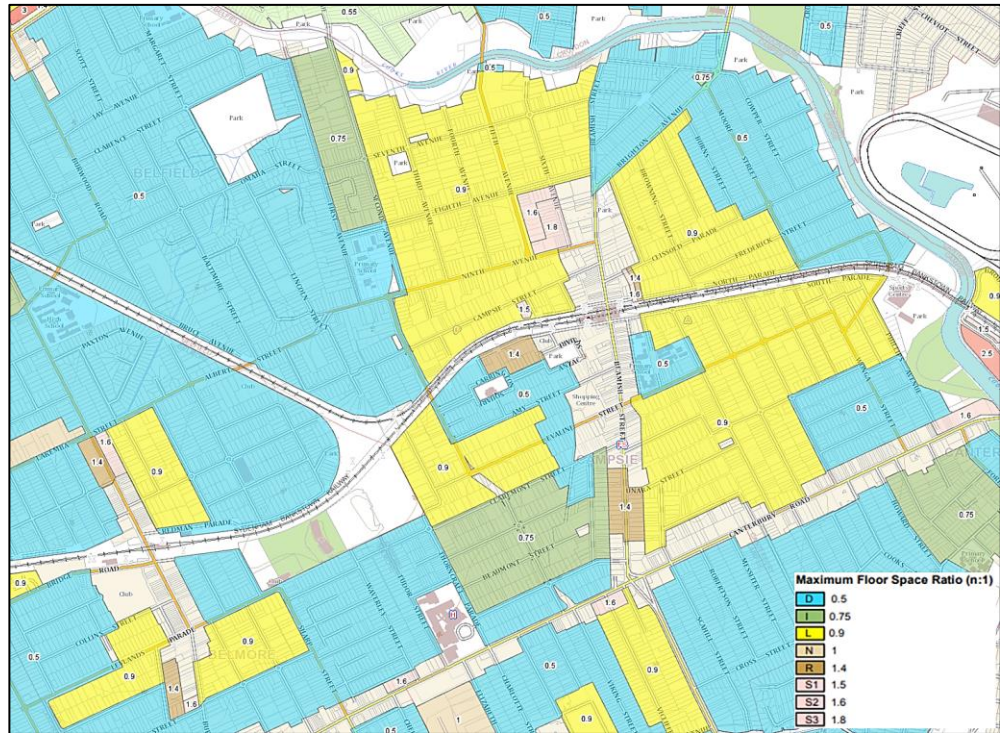


Figure 8: Existing FSR map (Source: ePlanning spatial viewer, 2024)

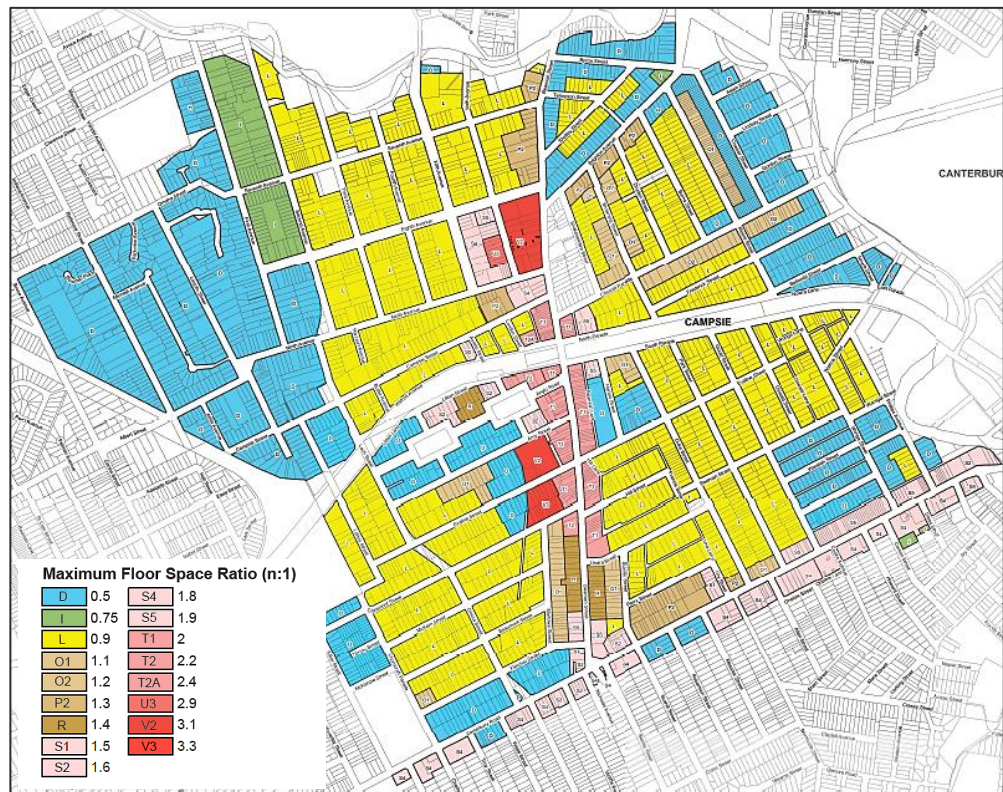


Figure 9: Proposed base FSR map (Source: Planning proposal, 2024)

Height of buildings

Proposed amendments to the CBLEP 2023 Height of Buildings Map to implement the objectives and recommendations of the draft Campsie town centre master plan are illustrated in **Figures 10 and 11** below. Maximum heights up to 51m are proposed, however does not include any of the proposed development incentives.

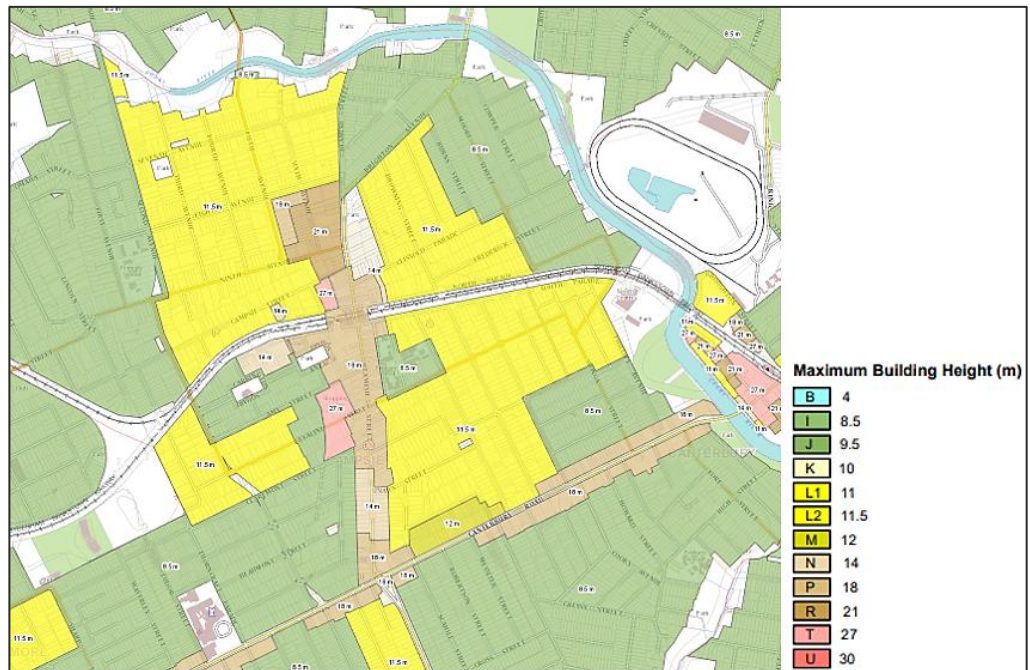


Figure 10: Existing height of buildings map (Source: ePlanning spatial viewer, 2024)

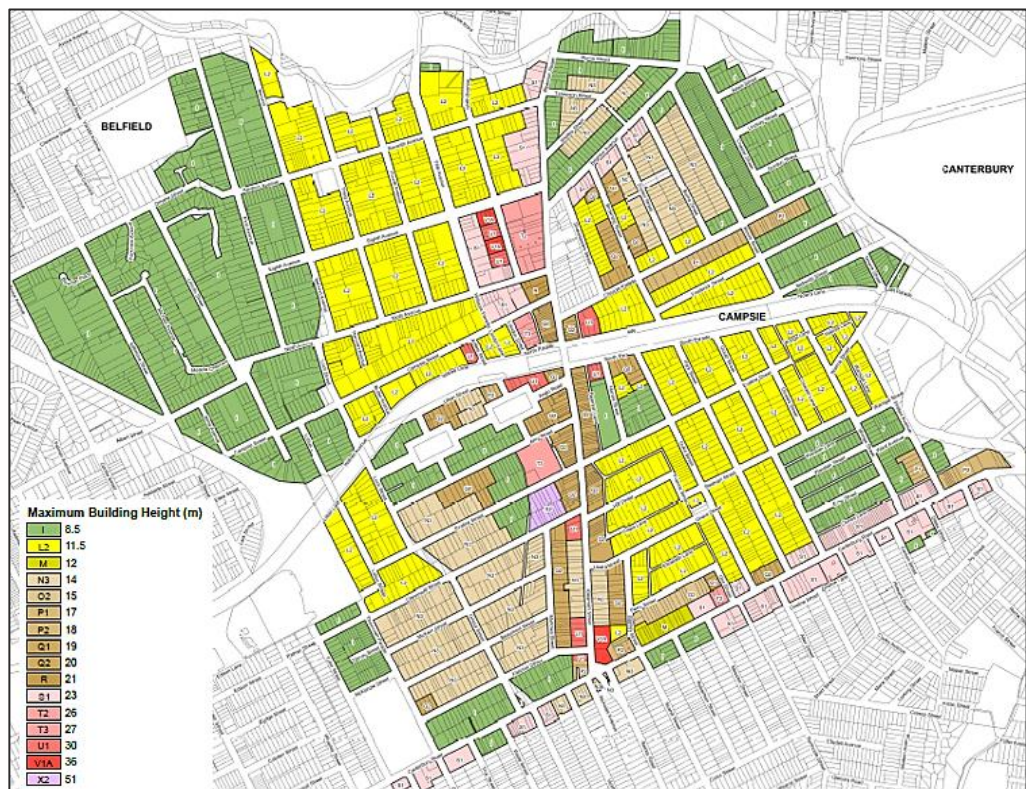


Figure 11: Proposed base height map (Source: Planning proposal, 2024)

Minimum lot size

Amendments to the CBLEP 2023 Minimum Lot Size map as identified in **Figure 12 and 13** below. The proposed removal of the existing minimum lot size of 460 sqm aligns with the expansion of the B4 mixed use zone.

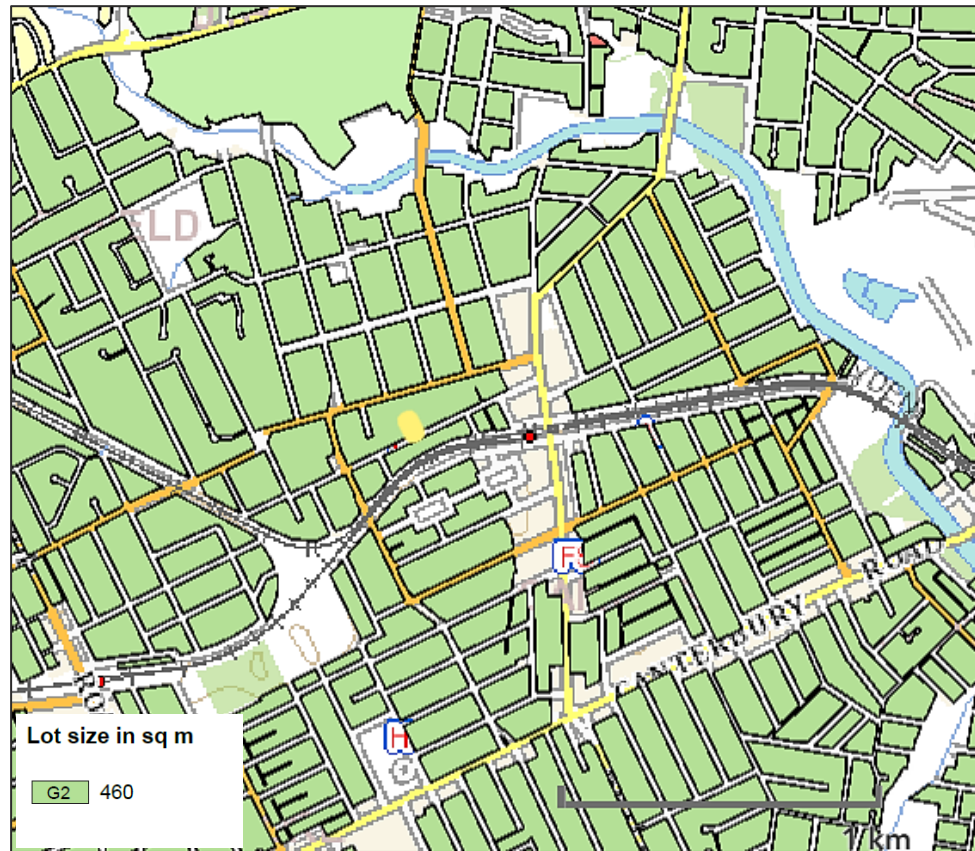

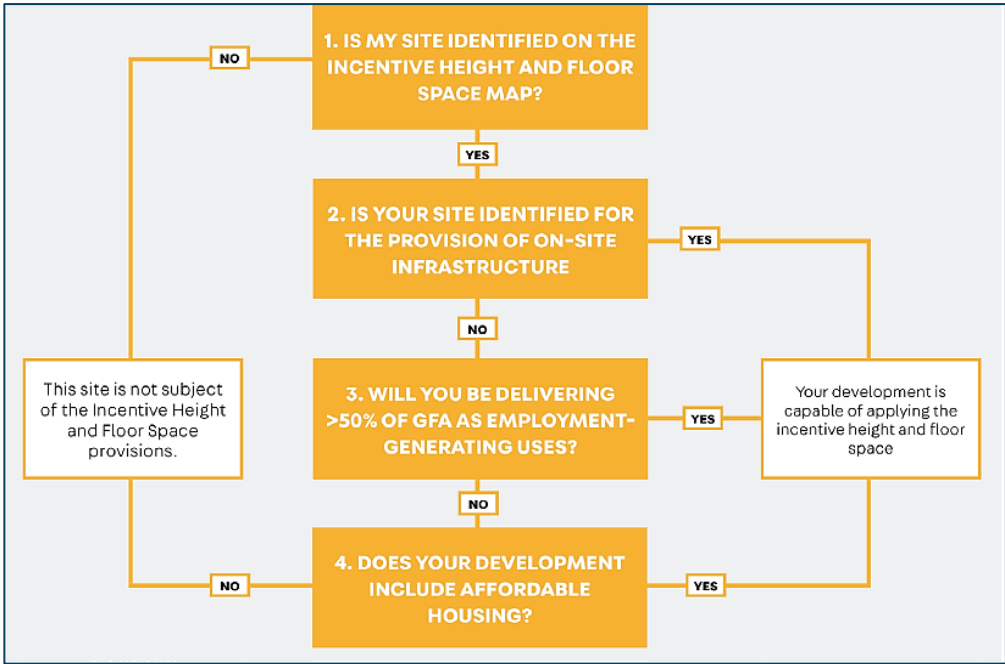



Figure 12: Existing minimum lot size map (Source: ePlanning spatial viewer, 2024)

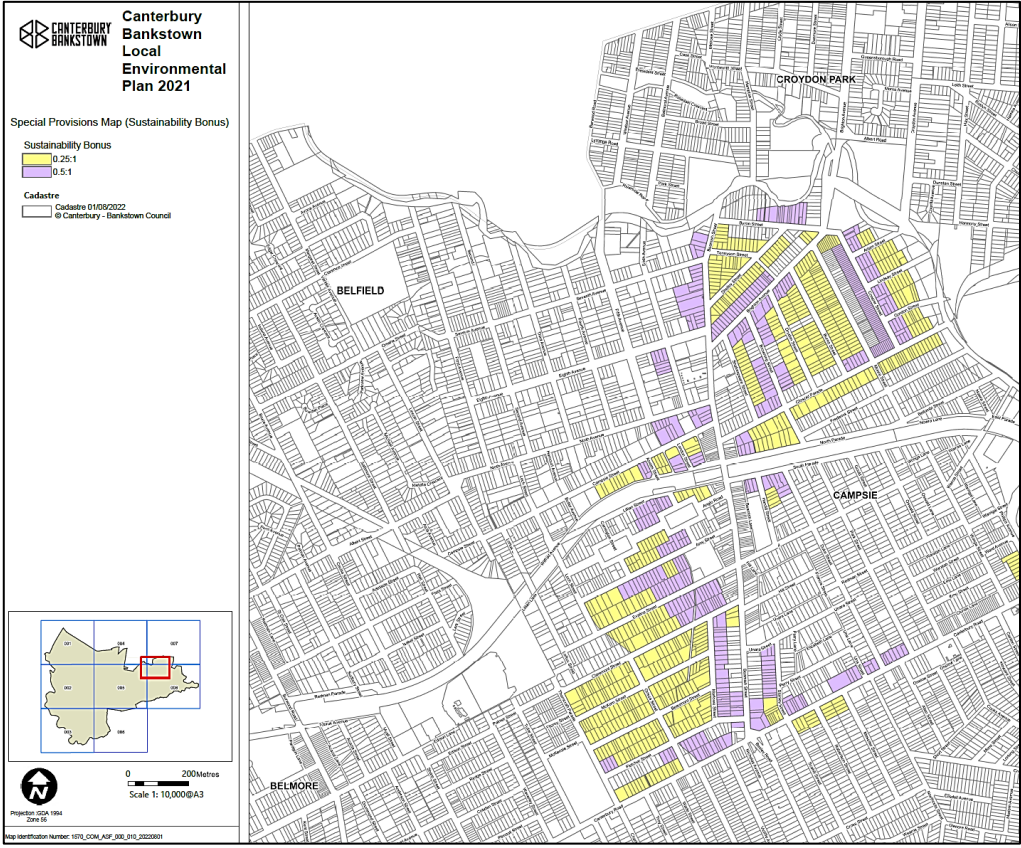
Provision	Explanation of amendment
	 <p data-bbox="438 969 608 994">Lot size in sq m</p> <p data-bbox="459 1025 549 1048">G2 460</p> <p data-bbox="411 1122 1406 1153">Figure 13: Proposed minimum lot size map (Source: Planning proposal, 2024)</p> <p data-bbox="392 1173 1378 1272">Department comment: The planning proposal has not provided any justification or explanation to support the proposed changes to lot sizes. A condition has been included requiring the planning proposal to be updated with this information.</p>

Provision	Explanation of amendment
Incentives	
Incentive scheme	<p>Introduce a height and FSR incentive clause to encourage the provision of on-site community infrastructure, affordable housing, or employment-generating uses as part of new development, as explained in Figure 14 below.</p> <p>The maximum controls identified on the Campsie height and FSR maps may be achieved if an applicant can demonstrate that the development is providing identified on-site infrastructure. If no on-site infrastructure is provided, the applicant is to demonstrate the development is providing a minimum of 50% employment floorspace, or the applicable contribution rate to affordable housing.</p> <p>Council intends to include a schedule and mapping identifying the proposed onsite infrastructure in its DCP. This information is not available to date.</p> <p>Each component of the proposed incentive scheme (height of buildings, FSR and community infrastructure) are addressed separately below, noting that conditions are recommended to remove some aspects of the proposed scheme.</p>  <pre> graph TD Q1[1. IS MY SITE IDENTIFIED ON THE INCENTIVE HEIGHT AND FLOOR SPACE MAP?] -- NO --> A1[This site is not subject of the Incentive Height and Floor Space provisions.] Q1 -- YES --> Q2[2. IS YOUR SITE IDENTIFIED FOR THE PROVISION OF ON-SITE INFRASTRUCTURE] Q2 -- YES --> A2[Your development is capable of applying the incentive height and floor space] Q2 -- NO --> Q3[3. WILL YOU BE DELIVERING >50% OF GFA AS EMPLOYMENT-GENERATING USES?] Q3 -- YES --> A2 Q3 -- NO --> Q4[4. DOES YOUR DEVELOPMENT INCLUDE AFFORDABLE HOUSING?] Q4 -- YES --> A2 Q4 -- NO --> A1 </pre> <p>Figure 14: Proposed height and FSR incentive provision (Source: Planning proposal, 2024)</p>

Provision	Explanation of amendment
<p>Height of buildings bonus</p>	<p>Introduce an Incentive Height of Building Map to support the proposed incentive provisions. Figure 15 below illustrates the proposed maximum building heights under Council's incentive scheme, with heights up to 67 metres.</p> <p>It is the intent of the master plan that controls will facilitate development up to a maximum 20 storeys on specific sites, with most controls providing higher density between 23-30m (6-8 storeys).</p> <p>Council has also clarified that the proposed incentive heights are in addition to those illustrated on the maximum height map. A condition is included requiring the incentive map to provide the total maximum building height rather than solely a bonus amount. This will improve legibility and provide clarity on the proposed maximum development standards.</p>  <p>Figure 15: Proposed incentive height of buildings map (Source: Planning proposal, 2024)</p>
<p>Floor space ratio bonus</p>	<p>Introduce an Incentive FSR Map to support the proposed incentive provisions.</p> <p>Figure 16 below illustrates the proposed maximum FSRs under Council's incentive scheme, with FSRs up to 6:1.</p>


Provision	Explanation of amendment
	<div></div> <p>Figure 16: Proposed incentive floor space ratio map (Source: Planning proposal, 2024)</p> <p>Department comment: The proposed incentive scheme is considered overly complicated and uncertain.</p> <p>In relation to affordable housing, clause 6.38 of CBLEP 2023 is the existing and appropriate mechanism to address affordable housing contributions. Consistent with clause 6.38, all new residential development, including local and State significant development applications, within the precinct should contribute to the provision of affordable housing. Refer to section 1.6 Explanation of provisions - Affordable Housing below for further details on Affordable Housing Contributions.</p> <p>The proposed optional incentive to provide a minimum 50% employment floor space is considered ad hoc and lacking strategic intent and justification.</p> <p>Given the above, the proposed incentive scheme should be scaled back to support the delivery of onsite infrastructure only. Further justification will be required to support an incentive clause to deliver onsite infrastructure, including details in relation to the type of infrastructure and its location, as well as feasibility considering also the application of affordable housing contributions across the precinct. Provisions to support through site links are considered overly prescriptive for inclusion in CBLEP 2023 where there is uncertainty in relation to final development outcomes and ownership patterns. In this instance, through-site links should be facilitated through Council’s DCP and supported</p>

Provision	Explanation of amendment
	<p>through appropriate LEP height and FSR provisions. A condition is recommended to this effect.</p> <p>Council has also clarified that the proposed incentive FSRs are in addition to those illustrated on the maximum FSR base map, but the current draft incentive height map depicts the total maximum building height. A condition is included requiring the incentive maps to provide the total maximum height and FSR rather than a bonus amount. This will improve legibility and provide clarity on the proposed maximum development standards.</p>
Sustainability bonus	<p>Introduce a Special Provisions Map (Figure 17) to incentivise the delivery of sustainability outcomes and building efficiency measures by granting bonus FSR up to 0.5:1 for development that meets the following criteria:</p> <ul style="list-style-type: none"> new development (including residential development, commercial premises, mixed use development, and tourist and visitor accommodation) will not be connected to natural gas, and to include installation of a solar photovoltaic systems for residential development <p>Department comment: This provision is addressed through the Sustainable Buildings SEPP. It encourages non-residential buildings to be 'all electric' or capable of converting to operate without fossil fuels by 2035. For residential development, the policy establishes standards to achieve several aims, including energy efficiency and reducing greenhouse gas emissions related to the construction and operation of new and renovated buildings. For new residential development, the use of gas appliances will remain an option to meet the higher BASIX standards under the Sustainable Buildings SEPP. As the greenhouse gas emission factor from grid electricity (with more electricity generation from renewable sources) is reduced, it will be easier for all-electric homes to meet the BASIX standards. This is expected to reduce the number of gas connections.</p> <ul style="list-style-type: none"> new residential development to achieve BASIX energy and water efficiency targets as follows: <ul style="list-style-type: none"> 65 for 3 storey residential flat buildings 55 for 4-5 storey residential flat buildings 45 for 6 or more storey residential flat buildings BASIX water score of at least 50 <p>Department comment: The proposed BASIX targets are surpassed through the current BASIX targets within the Sustainability SEPP, which were increased to the following on 1 October 2023:</p> <ul style="list-style-type: none"> 67 for 3 storey residential flat buildings 61 for 4-5 storey residential flat buildings 60-63 for 6 or more storey residential flat buildings BASIX water score of at least 50. <ul style="list-style-type: none"> new office development with a net lettable area of 1,000 sqm or more, new retailed with a gross lettable areas of 5,0000 sqm or more and new hotels are to achieve a greenhouse gas and water efficiency rating that are at least 15% improved upon the performance currently being achieved by the top 15% of best performing building within the same building class at the


Provision	Explanation of amendment
	<p>date of DA receipt by the Consent Authority in accordance with Federal Government's NABERS.</p> <ul style="list-style-type: none"> all other development not covered by the above criteria will be required to demonstrate it exceeds the targets set out in Section J 'Energy Efficiency' National Construction Code Building Code of Australia by 15%. <p>Department comment: The proposed provision does not provide a set development standards to be met and is not considered appropriate for inclusion in a Local Environmental Plan.</p> <p>The proposed bonus FSR is an additional 0.25:1 if the total resultant FSR of development will be 1.25:1 or less, or 0.5:1 if the total resultant FSR of development will be more than 1.25:1, as outlined in Figure 17. This bonus FSR would be applied above the maximum FSR permitted on the Maximum FSR Map, or the Incentive FSR Map.</p> <p>Based on the above, the proposed provisions are not an effective means in achieving the sustainability objectives of the planning proposal and are generally superseded by the provisions of the Sustainability SEPP. A condition is included requiring removal of the proposed sustainability bonuses and redistribution of the FSR bonus where appropriate.</p>  <p>Figure 17: Proposed sustainability bonus FSR map (Source: Planning proposal, 2024)</p>


Additional local provisions

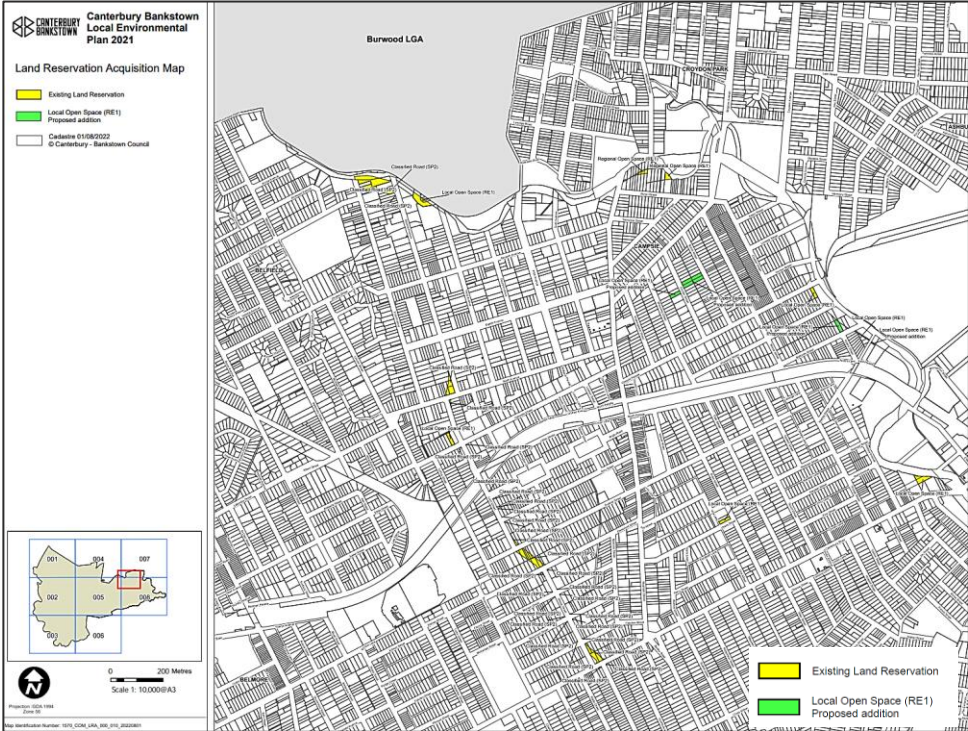
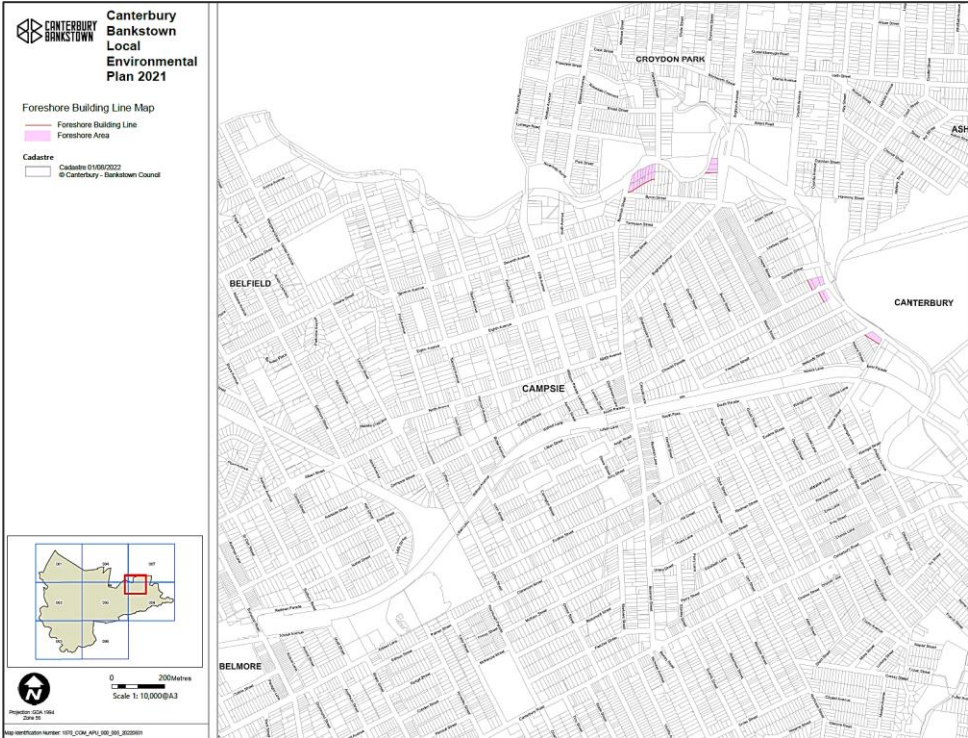
Provision	Explanation of amendment
Tall building clause	<p>Introduce a 'tall building clause' that will apply to tall buildings, being buildings over 25m in Campsie town centre, that must have a minimum frontage of 30m and a minimum total site area of 1,500sqm to achieve improved design outcomes and public domain interfaces.</p> <p>Department comment: The Department considers that this provision is overly prescriptive for inclusion in CBLEP 2023. The proposed heights and FSRs for each site have been informed by the draft Campsie master plan and are designed to manage the bulk and scale of development. This provision is considered better suited to Council's DCP. Clause 6.15 Design Excellence of CBLEP 2023 would apply to buildings of this scale and considers a range of urban design and public domain outcomes, as well as consideration of Council's DCP.</p>

Provision	Explanation of amendment
<p>Active street frontages</p>	<p>Introduce clause and map changes to active street frontage requirements to ensure that frontages can accommodate access and servicing in addition to non-residential uses in appropriate locations.</p> <p>Figure 18 below illustrates the proposed active street frontages proposed to be introduced to the Campsie precinct.</p>  <p>Figure 18: Extract of the proposed active street frontage map (Source: Planning proposal, 2024)</p> <p>Department comment: Changes to Council's existing Clause 6.10 Active Street frontages provision are not considered necessary as the clause already considers minimisation of pedestrian, cyclist and vehicular conflict. Any additional provisions would be better suited to Council's DCP. A condition is included to this effect.</p>
<p>Ground floor non-residential uses in the B4 Mixed Use zone</p>	<p>Introduce a requirement for ground floor commercial or non-residential uses for all development in the B4 Mixed Use zone in the Campsie town centre.</p>

Provision	Explanation of amendment
No net loss of existing employment floorspace in the B4 Mixed Use zone	<p>Introduce a no net loss of employment floor space provision to apply to land zoned B4 Mixed Use in Campsie town centre. This provision is proposed to expand on the requirement for ground floor commercial or non-residential uses at the ground floor, and any future redevelopment would be required to accommodate the equivalent quantum of employment floor space as a minimum.</p> <p>The planning proposal defines employment generating floor space uses as:</p> <p><i>Centre-based child care facilities, commercial premises, community facilities, educational establishments, entertainment facilities, function centres, health services facilities, hotel or motel accommodation, information and education facilities, passenger transport facilities, public administration buildings, recreation facilities (indoor), residential aged care facilities, registered clubs, tourist and visitor accommodation</i></p> <p>Department comment: The proposed provision is not considered adequately justified as it targets certain sites for the protection of non-residential uses due to their existing uses rather than demonstrated strategic intent. Some developments may be required to provide a large amount of employment floorspace, whilst others may only be required to provide a small amount without any consideration of site specific conditions such as proximity to transit.</p> <p>A condition is included requiring removal of this provision. Council may wish to consider an alternative approach that is design-led and strategically justified rather targeting sites based on existing uses.</p>
Underground floor space exclusions	<p>Introduce a provision to allow underground floor space above what is permitted under the proposed base and incentive maximum floor space provision for the following uses:</p> <ul style="list-style-type: none"> • community facilities • entertainment facilities • function centre • registered club • recreation facilities (indoor) • restricted premises • retail premises (such as supermarkets and food and drink premises). <p>Department comment: This provision is already in place under clause 6.37 of CBLEP 2023. A condition is included requiring Council to update the planning proposal to clarify the extent of the proposed application of this clause for Campsie. The inclusion of function centre, restricted premises and retail premises are currently not included in clause 6.37. Council is also required to update the planning proposal to explain why these uses are appropriate.</p>
Additional permitted uses	

Provision	Explanation of amendment
<p>Introduce additional permitted uses</p>	<p>Introduce additional permitted uses to allow for restaurants, cafes and takeaway food or drink premises on specific sites that are directly adjacent to the Cooks River and enable the proposed active street frontage provisions in the R4 High Density Residential zone.</p> <p>Figure 19 below illustrates the proposed locations of additional permitted uses.</p>  <p>Figure 19: Extract of proposed additional permitted uses map (Source: Planning proposal, 2024)</p>

Provision	Explanation of amendment
Remove additional permitted uses	<p>The planning proposal seeks to amend the following:</p> <ul style="list-style-type: none"> delete Schedule 1, clause 2 of CBLEP 2023 (and amend APU map) which applies to land at 314-380 and 369-411 Beamish Street, Campsie. The existing APU allows for business premises, office premises and veterinary hospitals. However, the land is proposed to be rezoned from B2 Local Centre zone to B4 Mixed Use zone and the additional permitted uses will be permitted with consent once rezoned and therefore the APU is no longer required delete Schedule 1, clause 13 of CBLEP 2023 (and amend APU map) which applies to B5 Business Development zone along Canterbury Road, Campsie. This APU allows for residential accommodation as part of a mixed use development and also includes a minimum lot size for boarding houses. The removal of residential uses from the B5 zone along Canterbury Road implements the recommendations of the Canterbury Road Review (2017). Whilst the planning proposal does not include changes to the B5 zones, it is noted there are changes to the height and FSR controls for these B5 zoned sites. <p>The intent of restricting residential development along Canterbury Road is to focus residential development closer to and around Campsie Railway Station and reinforce Canterbury Road as an enterprise corridor.</p>  <p>Figure 20: Land identified as “A” within the historical Canterbury LEP 2012 Key Sites Map (Source: NSW legislation website)</p>
Miscellaneous provisions	
Land reserved for acquisition	<p>Expand planning controls to protect and deliver open space amenity by:</p> <ul style="list-style-type: none"> amending the Land Reservation Acquisition Map (Figure 21) to protect future community use

Provision	Explanation of amendment
	<div><ul style="list-style-type: none">introducing a clause and associated mapping (Figure 22) to ensure public access along the Cooks River and the foreshore area is protected. Council advised that details of the clause and associated buffer widths will be confirmed by Council prior to finalisation.</div> <div></div> <div><p>Figure 21: Proposed Land Reservation Acquisition Map (Source: Planning proposal, 2024)</p></div> <div></div> <div><p>Figure 22: Proposed foreshore building line map (Source: Planning proposal, 2024)</p></div>

Provision	Explanation of amendment																																																							
	<p>Department comment: A condition is recommended to ensure Council provides further detail on the implementation of these provisions prior to exhibition, including clarifying:</p> <ul style="list-style-type: none">the proposed Land Reservation Acquisition mapping in relation to proposed land reservations and the land nominated as ‘Local Open Space RE1’the nominated acquisition authority for land reservationsthe objectives and application of the proposed foreshore protection provisions.																																																							
Land reclassification	<p>Reclassify the following sites from Community to Operational Land to assist in the management of Council’s landholdings to deliver the draft master plan. The proposed reclassifications are outlined in the table below.</p> <p>Table 5 Proposed reclassified sites</p> <table><tr><th>Address</th><th>Lot & DP</th><th>Land Zoning</th><th>Drainage Reserve (YES/NO)</th><th>Proposed New Classification</th></tr><tr><td>30A Amy Street, Campsie</td><td>Lot 93 DP 5930</td><td>R4 High Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>9A Beaumont Street, Campsie</td><td>Lot 150 DP 4357</td><td>R4 High Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>12A Beaumont Street, Campsie</td><td>Lot 149 DP 4357</td><td>R4 High Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>63A Charlotte Street, Campsie</td><td>Lot 1 DP 173626</td><td>R3 Medium Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>1A Lincoln Street, Campsie</td><td>Lot 7 DP 501691</td><td>R3 Medium Density Residential</td><td>No</td><td>Operational</td></tr><tr><td>7 Lincoln Street, Campsie</td><td>Lot 103 DP 1160208</td><td>R3 Medium Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>7A Lincoln Street, Campsie</td><td>Lot 102 DP 1160208</td><td>R3 Medium Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>7B Lincoln Street, Campsie</td><td>Lot 101 DP 1160208</td><td>R3 Medium Density Residential</td><td>Yes</td><td>Operational</td></tr><tr><td>41A Loch Street, Campsie</td><td>Lot 3 DP 231052</td><td>R4 High Density Residential</td><td>No</td><td>Operational</td></tr><tr><td>22A Loftus Street, Campsie</td><td>Lot 2 DP 1013067</td><td>R3 Medium Density Residential</td><td>Yes</td><td>Operational</td></tr></table> <p>The planning proposal also seeks to reclassify 80 Duke Street, Campsie from operational to community to reflect the site’s proposed use as a new public park. This</p>	Address	Lot & DP	Land Zoning	Drainage Reserve (YES/NO)	Proposed New Classification	30A Amy Street, Campsie	Lot 93 DP 5930	R4 High Density Residential	Yes	Operational	9A Beaumont Street, Campsie	Lot 150 DP 4357	R4 High Density Residential	Yes	Operational	12A Beaumont Street, Campsie	Lot 149 DP 4357	R4 High Density Residential	Yes	Operational	63A Charlotte Street, Campsie	Lot 1 DP 173626	R3 Medium Density Residential	Yes	Operational	1A Lincoln Street, Campsie	Lot 7 DP 501691	R3 Medium Density Residential	No	Operational	7 Lincoln Street, Campsie	Lot 103 DP 1160208	R3 Medium Density Residential	Yes	Operational	7A Lincoln Street, Campsie	Lot 102 DP 1160208	R3 Medium Density Residential	Yes	Operational	7B Lincoln Street, Campsie	Lot 101 DP 1160208	R3 Medium Density Residential	Yes	Operational	41A Loch Street, Campsie	Lot 3 DP 231052	R4 High Density Residential	No	Operational	22A Loftus Street, Campsie	Lot 2 DP 1013067	R3 Medium Density Residential	Yes	Operational
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Provision	Explanation of amendment								
	<p>site is currently RE1 Public Recreation zone and is included on Council's Land Reservation Acquisition Map.</p> <p>Department comment:</p> <p>A condition is included requiring Council to update the Land Reservation Acquisition Map to reflect the current ownership status of 80 Duke Street, Campsie. A condition is also included requiring Council to address all requirements of Practice Note 'PN16-001 Classification and reclassification of public land through a local environmental plan' for all properties proposed for reclassification prior to exhibition and to specify existing and proposed land use zones for each site.</p> <p>Council has provided additional information in relation to the proposed classification of properties which includes amendments to properties and the property details for sites proposed to be reclassified. This includes some properties to be removed and some properties to be added to those described in Table 5. This was provided by Council on 10 December 2024, separately to the planning proposal package. A condition is included to require council to update the planning proposal package to reflect these changes prior to exhibition.</p>								
Exempt development									
Late night operating hours	<p>Allow extended operating hours, including late night operation for certain business premises and retail premises without requiring development consent of Council for land within the B2 Local Centre and B4 Mixed Use zones in Campsie town centre. The proposed uses and hours are outlined in the table below.</p> <p>Table 6 Proposed provisions for late night operations</p> <table> <tr> <th>Hours permitted</th><th>Proposed uses</th></tr> <tr> <td>6.00am – 11.00pm, Monday to Thursday, Sunday and public holidays</td><td>Business premises</td></tr> <tr> <td>6.00am to 12.00am, Fridays and Saturdays</td><td>Shops</td></tr> <tr> <td>6.00am to 11.00pm, Fridays and Saturdays</td><td>Market Restaurant or café Take away food and drink premises Mobile food and drink outlets</td></tr> </table>	Hours permitted	Proposed uses	6.00am – 11.00pm, Monday to Thursday, Sunday and public holidays	Business premises	6.00am to 12.00am, Fridays and Saturdays	Shops	6.00am to 11.00pm, Fridays and Saturdays	Market Restaurant or café Take away food and drink premises Mobile food and drink outlets
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Affordable housing	<p>The planning proposal seeks to introduce the Campsie town centre as part of the Council's draft Affordable Housing Contributions Scheme (AHCS) that was intended to be initiated as part of the Bankstown City Centre planning proposal (PP-2022-1153).</p> <p>Under this proposal, affordable housing contributions would apply to development in Campsie town centre opting for the affordable housing option under the proposed incentive provision. These areas are identified on the proposed Campsie Affordable Housing Map (Figure 23), which closely aligns with the incentive FSR and height mapping. However, the proposal states that contributions would not apply to sites designated for providing on-site infrastructure or development that proposes more than 50% employment generating uses.</p>								

Provision	Explanation of amendment
	<div data-bbox="416 253 1401 1003"> </div> <p data-bbox="443 1025 1374 1093">Figure 23: Proposed Campsie affordable housing map (Source: Planning proposal, 2024)</p> <p data-bbox="389 1115 1422 1444">Department comment: The proposal was supported by two studies: Development Feasibility Analysis Bankstown and Campsie Strategic Centres (November 2021) and Affordable Housing Viability Assessment, Campsie town centre (July 2022), both by Atlas Urban. These studies tested site feasibility for affordable housing contributions based on the controls outlined in the Council's master plans and the opt-in incentive approach and found broad viability for a 3% contribution in Campsie. Noting the varying site capacity, the studies recommend phasing in the proposed 3% rate over several years, which will be critical for Campsie, particularly for sites with marginal development feasibility. The studies estimated that depending on take-up, between 90 and 135 affordable housing dwellings could result over a 5-year period.</p> <p data-bbox="389 1467 1422 1630">The planning proposal acknowledges the implications from the State-led rezoning of the Bankstown City Centre related to affordable housing provisions and aims to ensure alignment between Bankstown and Campsie. Unlike Bankstown's mandatory 3% contribution across all sites (4% on key sites), Campsie's approach involves phased implementation and allows developers an opt-in option as discussed above.</p> <p data-bbox="389 1653 1422 1787">Having regard to the adopted approach for Bankstown TOD, a condition has been recommended to require alignment with Clause 6.38 of the CBLEP 2023, and additional details on the phased implementation approach and AHCS elements that Council intends to incorporate with the existing provisions.</p> <p data-bbox="389 1809 1422 2004">Additionally, it is recommended that Council confirms whether the 2021 and 2022 feasibility analysis remain relevant to support the proposed contributions, updating them as required to reflect any relevant contextual changes, such as those induced by the forthcoming metro station completion and required amendments for alignment with Clause 6.38 of the CBLEP 2023. An updated estimate of affordable housing dwellings is also requested.</p>

Provision	Explanation of amendment																				
Landowner submissions	<p>Council undertook a review of these site-specific landowner submissions to the master plan prior to submitting the planning proposal for gateway determination. The landowners of the following properties were invited to provide formal submissions:</p> <ul style="list-style-type: none">• 124-142 Beamish Street and 16-18 Ninth Avenue, Campsie• 25, 27, 29-31 and 33-43 Anglo Road, Campsie (Campsie RSL)• 76-90 Evaline Street and 21-23 Claremont Street, Campsie• 445-459 Canterbury Road, Campsie• 413-415 Canterbury Road and 2-8 Una Street, Campsie• 430 Canterbury Road, Campsie. <p>A panel comprising an independent Town Planner and Urban Designer (LFA and More Urban) was engaged by Council to assess the merits of the landowner submissions. The panel prepared a Draft Campsie master plan Site Specific Review in May 2022 which contained an assessment and recommendation for each site having regard to the landowner submissions.</p> <p>Council advised that the recommendations of the panel have been incorporated into the planning proposal documents, but is yet to incorporate the changes in the draft LEP maps. Council intends to update the submitted draft LEP maps prior to exhibition if endorsed at gateway.</p> <p>A summary of the proposed changes to the draft Campsie town centre master plan recommended by the independent panel are shown in the table below. There are no proposed variations from the draft master plan for the remaining sites.</p> <p>Table 7: Summary of independent panel’s findings where variation is sought to draft Campsie master plan (Source: planning proposal, 2022)</p> <table><tr><th>Site</th><th>FSR (in master plan)</th><th>FSR (Panel recommendation)</th><th>Height (in master plan)</th><th>Height (Panel recommendation)</th></tr><tr><td>124-142 Beamish Street and 16-18 Ninth Avenue, Campsie (Site C1)</td><td>4.5:1 plus 1:1 underground floor space</td><td>4.9:1 plus 1:1 underground floor space</td><td>20 storeys</td><td>20 storeys</td></tr><tr><td>25, 27, 29-31 and 33-43 Anglo Road, Campsie (Campsie RSL) (Site C2)</td><td>3.2:1 plus 1:1 underground floor space</td><td>3.2:1 plus 1:1 underground floor space</td><td>8-16 storeys</td><td>4-16 storeys</td></tr><tr><td>413-415 Canterbury Road and 2-8 Una Street, Campsie (Site C5)</td><td>1.3:1 (max FSR Perry Street), and 1.8:1 (max FSR Canterbury Road)</td><td>1.5:1 (max FSR Perry Street), and 2:1 (max FSR Canterbury Road)</td><td>3-5 storeys</td><td>4-6 storeys</td></tr></table> <p>Department comment: A condition is included requiring all draft LEP maps to be updated to reflect the planning proposal, including any changes in response to gateway conditions.</p>	Site	FSR (in master plan)	FSR (Panel recommendation)	Height (in master plan)	Height (Panel recommendation)	124-142 Beamish Street and 16-18 Ninth Avenue, Campsie (Site C1)	4.5:1 plus 1:1 underground floor space	4.9:1 plus 1:1 underground floor space	20 storeys	20 storeys	25, 27, 29-31 and 33-43 Anglo Road, Campsie (Campsie RSL) (Site C2)	3.2:1 plus 1:1 underground floor space	3.2:1 plus 1:1 underground floor space	8-16 storeys	4-16 storeys	413-415 Canterbury Road and 2-8 Una Street, Campsie (Site C5)	1.3:1 (max FSR Perry Street), and 1.8:1 (max FSR Canterbury Road)	1.5:1 (max FSR Perry Street), and 2:1 (max FSR Canterbury Road)	3-5 storeys	4-6 storeys
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Local heritage items	<p>Include 22 new heritage items of local significance under Schedule 5, Part 1 of CBLEP 2023 (refer to page 43 of Planning proposal), as outlined in the table below:</p> <p>Table 8 Sites in Campsie town centre proposed to be included as new heritage items under Schedule 5 Part 1 of Canterbury Bankstown LEP 2023</p> <table><tr><th>Item name</th><th>Address</th><th>Item name</th><th>Address</th></tr><tr><td>Federation Weatherboard Cottage</td><td>35 Baltimore Street, Belfield</td><td>Rudd Park Gates</td><td>4A Clarence Street, Belfield</td></tr><tr><td>Inter-War House</td><td>38 Alrbert Street, Campsie</td><td>Street Layout</td><td>Anglo Road, Carrington Square, Anzac Square, Anzac Mall, Campsie</td></tr><tr><td>St John's Anglican Church</td><td>26 Anglo Road, Campsie</td><td>Federation House 'Kesby'</td><td>69 Anglo Road, Campsie</td></tr><tr><td>Inter-War Shop</td><td>257 Beamish Street, Campsie</td><td>Inter-war hotel 'Campsie Hotel'</td><td>327-329 Beamish Street, Campsie</td></tr><tr><td>Inter-War shop group with dwellings above</td><td>341-347 Beamish Street, Campsie</td><td>Campsie Christdelphian Ecclesia</td><td>406 Beamish Street, Campsie</td></tr><tr><td>Federation weatherboard house</td><td>2 Burns Street, Campsie</td><td>Inter-War electricity substation 'MC of S Electricity Dept. Substation No.177'</td><td>428 Canterbury Road, Campsie</td></tr><tr><td>Federation semi-detached houses</td><td>10 and 12 Claremont Street, Campsie</td><td>Inter-war School Building 'St Mel's Catholic School'</td><td>10 Duke Street, Campsie</td></tr><tr><td>Inter-war Church 'Campsie Uniting Church'</td><td>36 Evaline Street, Campsie</td><td>Federation house group</td><td>85 and 89 Frederick Street, Campsie</td></tr><tr><td>Campsie Public School</td><td>3 Harold Street, Campsie</td><td>Inter-war house 'The shak'</td><td>14 Tudor Street, Campsie</td></tr><tr><td>Inter-war picture theatre 'Windsor Theatre' (former)</td><td>225-229 Canterbury Road, Canterbury</td><td>Inter-War Uniting Church</td><td>303-305 Canterbury Road, Canterbury</td></tr><tr><td>Victorian Railway Bridge</td><td>Cooks River near Broughton Street, Canterbury</td><td>Inter-War house</td><td>66 Wonga Street, Canterbury</td></tr></table> <p>Department comment: Conditions are recommended requiring Council to clarify how the proposed heritage items respond to the Campsie masterplan and provide an assessment of all proposed heritage items against the listing criteria in the NSW Heritage Office Guideline and a State of Significance prior to exhibition. An inventory sheet for each proposed item can be prepared prior to finalisation. The planning proposal should also be updated to include a draft Heritage Map to reflect the proposed new listings.</p>	Item name	Address	Item name	Address	Federation Weatherboard Cottage	35 Baltimore Street, Belfield	Rudd Park Gates	4A Clarence Street, Belfield	Inter-War House	38 Alrbert Street, Campsie	Street Layout	Anglo Road, Carrington Square, Anzac Square, Anzac Mall, Campsie	St John's Anglican Church	26 Anglo Road, Campsie	Federation House 'Kesby'	69 Anglo Road, Campsie	Inter-War Shop	257 Beamish Street, Campsie	Inter-war hotel 'Campsie Hotel'	327-329 Beamish Street, Campsie	Inter-War shop group with dwellings above	341-347 Beamish Street, Campsie	Campsie Christdelphian Ecclesia	406 Beamish Street, Campsie	Federation weatherboard house	2 Burns Street, Campsie	Inter-War electricity substation 'MC of S Electricity Dept. Substation No.177'	428 Canterbury Road, Campsie	Federation semi-detached houses	10 and 12 Claremont Street, Campsie	Inter-war School Building 'St Mel's Catholic School'	10 Duke Street, Campsie	Inter-war Church 'Campsie Uniting Church'	36 Evaline Street, Campsie	Federation house group	85 and 89 Frederick Street, Campsie	Campsie Public School	3 Harold Street, Campsie	Inter-war house 'The shak'	14 Tudor Street, Campsie	Inter-war picture theatre 'Windsor Theatre' (former)	225-229 Canterbury Road, Canterbury	Inter-War Uniting Church	303-305 Canterbury Road, Canterbury	Victorian Railway Bridge	Cooks River near Broughton Street, Canterbury	Inter-War house	66 Wonga Street, Canterbury
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Terrestrial biodiversity

Although not included in the Explanation of Provisions, the planning proposal includes a draft Terrestrial Biodiversity Map based on Biodiversity Mapping for the Campsie town centre Planning proposal, Ecoplanning, September 2024. This map shows proposed additions to the Terrestrial Biodiversity Map under Clause 6.4 'Biodiversity' of the CBLEP 2023. There is no proposed amendment to the wording of the existing Clause 6.4 of the CBLEP 2023.

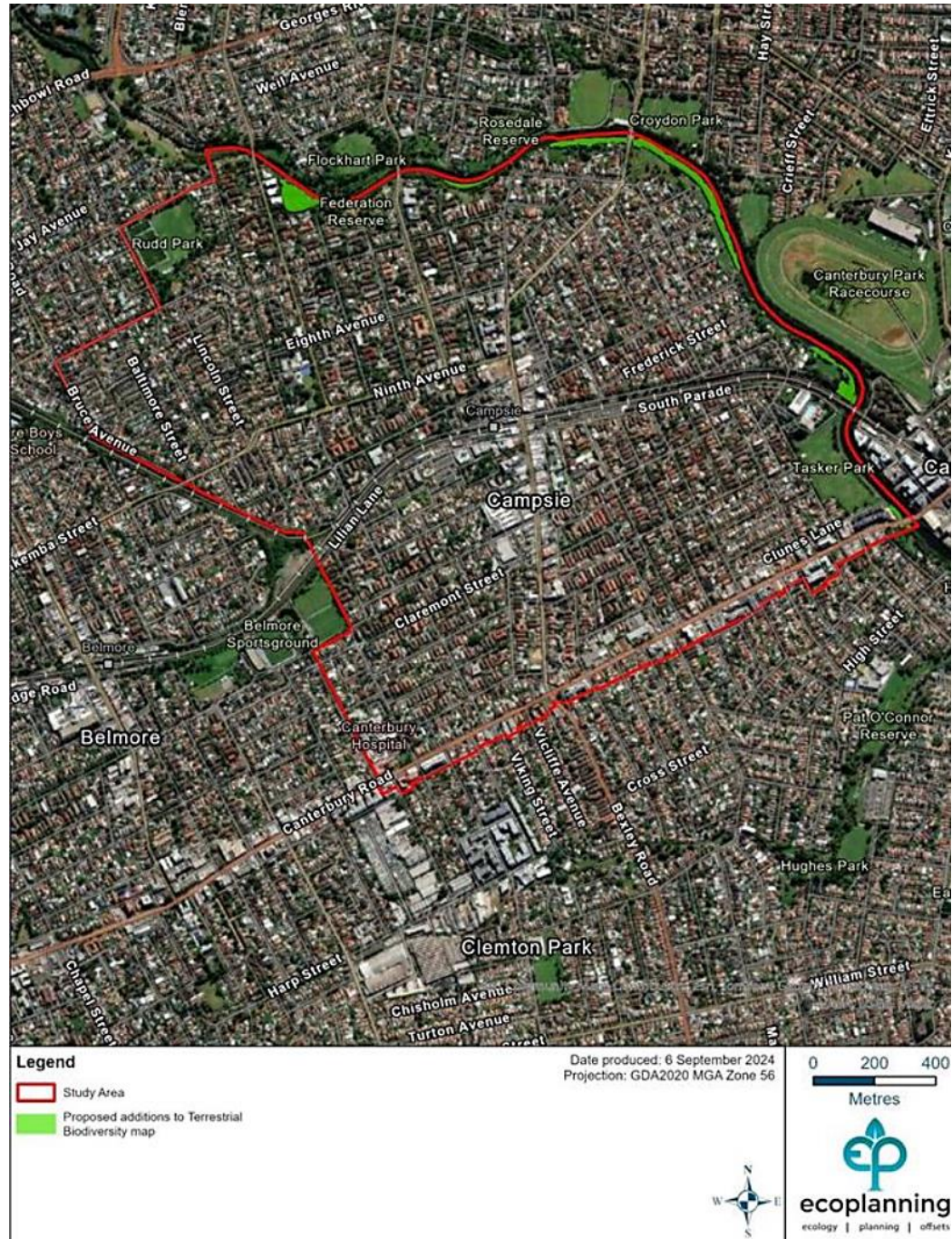


Figure 24: Proposed additions to terrestrial biodiversity map (Source: Planning proposal, 2024)

Department comment: A Gateway condition is included requiring Council to update the explanation of provisions to explain the proposed changes to the Canterbury-Bankstown LEP 2023 Biodiversity mapping.

1.6.1 Amendments to Canterbury Bankstown Development Control Plan 2021

Council intends to prepare a comprehensive set of Development Control Plan (DCP) amendments to the adopted consolidated Canterbury Bankstown DCP 2023 to support the planning proposal. The draft DCP will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design quality and a range of other controls identified in the master plan and supporting studies.

It will also illustrate the location and typology of on-site infrastructure that is required to be provided as part of the incentive height and FSR scheme, such as through site links, open space for dedication to Council and multi-purpose facilities.

1.7 Mapping

This planning proposal seeks to amend or introduce the following maps:

- Land zoning map
- Floor space ratio map (base map)
- Height of buildings map (base map)
- Special provisions and sustainability bonus map
- Lot size map
- Incentive floor space ratio map
- Incentive height of buildings map
- Additional permitted use map
- Land reservation acquisition map
- Active street frontages
- Affordable housing contribution scheme map
- Foreshore building line map.

The following conditions are included in relation to mapping:

- update all draft LEP maps to reflect the planning proposal, including any changes in response to conditions
- provide a proposed draft heritage map, terrestrial biodiversity map, and land reclassification map
- update the draft Land Reservation Acquisition map to identify land proposed for acquisition and the nominated acquisition authority.

2 Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal seeks to implement the master plan which in itself is in response to Action E3.3.65 of the LSPS which requires Council to 'Prepare master plans for Bankstown and Campsie, reinforcing their strategic centre functions'.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a planning proposal is the only legal way under the *Environmental Planning and Assessment Act 1979* to amend the planning controls necessary to achieve the objectives and planning outcomes of this planning proposal.

3 Strategic assessment

3.1 Regional and District Plans

The Greater Sydney Region Plan – A Metropolis of Three Cities (the Region Plan), released by the NSW Government in 2018, integrates land use, transport and infrastructure planning and sets a 40-year vision for Greater Sydney as a metropolis of three cities. The Region Plan contains objectives, strategies and actions which provide the strategic direction to manage growth and change across Greater Sydney over the next 20 years.

Campsie is identified as a strategic centre. The planning proposal provides strategic alignment with the Region Plan by facilitating residential and commercial growth in an area identified for significant economic growth. More detailed assessment of this alignment is discussed under the assessment of the South District Plan.

Under section 3.8 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* a planning proposal is to give effect to the relevant District Plan. By giving effect to the District Plan, the proposal is also consistent with the Regional Plan. Consistency with the District Plan is assessed in **section 3.2** below.

3.2 District Plan

The site is within the South District and the Greater Sydney Commission released the South District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic, and environmental assets.

The planning proposal is generally consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan, subject to conditions, as outlined below.

The Department is satisfied the planning proposal gives effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 9 District Plan assessment

District Plan priorities	Justification
Infrastructure and Collaboration Planning Priority S1: Planning for a city supported by infrastructure Planning Priority S2: Working through collaboration	<p>The planning proposal facilitates residential and commercial growth within a strategic centre which is well serviced by existing and proposed infrastructure. Campsie will be serviced by the new Sydney Metro which is due to commence operation in 2025. The planning proposal also identifies provisions for infrastructure relating to schools, transport and local infrastructure to support the expected growth.</p> <p>This strategic alignment of housing and employment near key infrastructure reinforces the centre's viability and its strategic role within the District and Region.</p> <p>The planning proposal was developed in consultation with key government agencies and the community.</p> <p>Conditions are recommended for:</p>

District Plan priorities	Justification
	<ul style="list-style-type: none"> • further consultation with public agencies and stakeholders, including infrastructure providers • Council to clarify the proposed mechanisms for delivering identified infrastructure.
<p>Liveability</p> <p>Planning Priority S3: Providing services and social infrastructure to meet people's changing needs</p> <p>Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities</p> <p>Planning Priority S5: Planning housing supply, choice and affordability, with access to jobs, services and public transport</p> <p>Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>The planning proposal seeks to facilitate additional residential capacity within Campsie which will be supported by the Sydney Metro.</p> <p>To accommodate greater housing supply and diversity, the planning proposal seeks to implement the following measures:</p> <ul style="list-style-type: none"> • adoption of a B4 Mixed Use zoning into the existing Campsie economic spine along Beamish Street to support diverse, vibrant communities and employment growth • increased height and density controls as set out in the master plan Intensification Strategy • introduction of an incentive clause that would allow for increased height and density controls where the following is provided: <ul style="list-style-type: none"> ○ community infrastructure required by Council, ○ minimum amounts of non-residential floor space to generate employment opportunities, or ○ affordable housing contributions. <p>Conditions are proposed to update the proposed incentive clause to focus on onsite infrastructure only. Refer to Section 1.6 for further details.</p> <p>The planning proposal includes changes to zoning, height of building and floor space ratio to the Campsie town centre which will include heritage item sites. In this regard, the changes to planning controls will apply to a broader area rather than the sole purpose of seeking to change controls for existing heritage items specifically. Any future development on heritage item sites will be required to address heritage impact in accordance with the existing LEP controls.</p> <p>Notwithstanding the above, a condition is recommended for Council to engage with Heritage NSW and the Local Aboriginal Land Council.</p> <p>Further discussion regarding infrastructure, design, amenity, heritage and the housing are discussed throughout this report with a number of conditions recommended.</p>
<p>Productivity</p> <p>Planning Priority S8: Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District</p> <p>Planning Priority S9: Growing investment, business opportunities</p>	<p>The NSW State Government has identified a job target for Campsie of 7,500 jobs by 2036 (from a base of 4,800 jobs in 2016). The planning proposal seeks to contribute to 2,700 jobs through the proposed amendments to FSR, zoning and height provisions.</p> <p>This is sought to be delivered by:</p> <ul style="list-style-type: none"> • adoption of a B4 Mixed Use zone in the centre's key activity areas • expanding the B2 Local Centre zone at the intersection of Beamish Street and Canterbury Road

District Plan priorities	Justification
<p>and jobs in strategic centres</p> <p>Planning Priority S11: Supporting the Growth of targeted industry centres</p> <p>Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city</p>	<ul style="list-style-type: none"> increased commercial floor space capacity to encourage a clustering of research and allied health uses around the Canterbury Hospital and the Campsie Metro Station applying an underground floor space provision removing residential development as a permissible use from the B5 Business Development zone along Canterbury Road increasing housing and employment within 800m of the current Campsie Station and future metro station will contribute toward a 30-minute city by reducing travel time for residents to work and services the introduction of an exempt provision clause for extended operating hours (including late night trading) to facilitate a more diverse night time economy. <p>The Department is supportive of the intended employment outcomes being proposed.</p> <p>However, it is noted that conditions are recommended to delete certain provisions from the planning proposal including the no net loss of employment floorspace and 50% employment floorspace incentive for other reasons outlined in this report.</p> <p>Given this, a condition is recommended that the planning proposal be updated to provide an updated estimate of the number of jobs to be delivered in the precinct.</p> <p>Conditions are also recommended regarding the intended implementation of the employment provisions in the LEP which will require further information and justification.</p>
<p>Sustainability</p> <p>Planning Priority S13: Protecting and improving the health and enjoyment of the District's waterways</p> <p>Planning Priority S14: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas</p> <p>Planning Priority S15: Increasing urban tree canopy cover and delivering Green Grid connections</p> <p>Planning Priority S16: Delivering high quality open space</p> <p>Planning Priority S17: Reducing carbon</p>	<p><u>Biodiversity</u></p> <p>Although not included in the Explanation of Provisions, the planning proposal includes additions to the Terrestrial Biodiversity Map under Clause 6.4 'Biodiversity' of the CBLEP 2023. A condition is included requiring Council to update the Explanation of Provisions and draft LEP mapping of the planning with the proposed draft Terrestrial Biodiversity Map. This supports the priorities of the District Plan.</p> <p><u>Tree canopy</u></p> <p>The planning proposal seeks to reduce urban heat and improve water health across Campsie through increased tree canopy and water sensitive urban design in the public domain and new private development.</p> <p>To achieve these targets, the planning proposal states that it will be supported by a DCP that includes controls for the establishment of deep soil zones, tree canopy on ground and tree canopy on structure where practical.</p> <p><u>Open space</u></p> <p>The planning proposal states that new residential development will be within walking distance catchment of 200m-400m of open space. The Department considers that the adequate provision of publicly accessible open space is a critical item to support the future growth of Campsie.</p>

District Plan priorities	Justification
<p>emissions and managing energy, water and waste efficiently</p> <p>Planning Priority S18: Adapting to the impacts of urban and natural hazards and climate change</p>	<p>A condition is recommended for Council to clarify the proposed mechanisms for delivering open space. This is discussed further under Section 4.1.2 of this report.</p> <p><u>Sustainability</u></p> <p>The planning proposal also introduces a sustainability bonus clause to incentivise the achievement of energy and water efficiency outcomes, reducing dependency on fossil fuel consumption and contributing towards a climate resilient and net zero city centre. Higher energy and water targets are required for larger commercial office and retail developments.</p> <p>The Department considers that the proposed provisions are not an effective means in achieving the sustainability objectives of the planning proposal and the proposed provisions are generally superseded by the provisions of SEPP Sustainable Buildings 2022. A condition is included requiring removal of the proposed sustainability bonuses and redistribution of the FSR bonus where appropriate.</p> <p><u>Flooding</u></p> <p>Campsie town centre is located within the Cooks River Catchment. The planning proposal is supported by an updated Campsie Town Centre Flood Risk Assessment (September 2024), which advises the planning proposal is generally considered to be in accordance with the provisions of the NSW Flood Prone Land 2021 package.</p> <p>As discussed further under Section 4.1.4, the Department considers that additional flooding assessment is required, and conditions are recommended.</p> <p><u>High pressure dangerous goods pipelines</u></p> <p>The Viva Energy jet fuel pipeline is located at the shoreline of the northern side of the Cooks Cove River. This pipeline is an existing high-pressure pipeline licensed under the <i>NSW Pipelines Act 1967</i>.</p> <p>The proposal was supported by a Land Use Safety Study which concluded that the risk level from the existing pipeline to the area of the planning proposal is acceptable and specific development controls on land uses is not required.</p> <p>The Department's Hazards team has reviewed the proposal and supporting study and considers the proposal acceptable.</p>

3.3 Local

3.3.1 Local Strategic Planning Statement

The Canterbury Bankstown Connective City 2036 Local Strategic Planning Statement (LSPS) sets out a 20-year land use vision to guide land use planning for the LGA.

Table 10 provides an assessment of the subject proposal against the LSPS.

Table 10 Local strategic planning assessment

Local strategies	Justification
Evolution 1: Coordination, community, collaboration and context	<p>This evolution relates to innovative thinking and design, good governance and collaboration between all stakeholders is required to achieve the vision.</p> <p>The planning proposal was developed in consultation with key government agencies and the community.</p>
Evolution 2: Movement for commerce and place	<p>This evolution identifies a transport network that supports the premier locations for change (Bankstown and Campsie) and better connections for people living in other urban and suburban areas to transport interchanges and connectivity options.</p> <p>The planning proposal is consistent with this evolution as it has the capacity to improve the walking and cycling network and provide new access to the new mixed use centre and open spaces.</p> <p>Please refer to Section 4.3.1 for further discussion.</p>
Evolution 3: Places for commerce and jobs	<p>This evolution identifies the land use context needed to stimulate jobs growth in centres and where growth in new industry sectors will attract new jobs.</p> <p>Campsie is serviced by public transport that provides access to nearby centres where jobs and services are available to support the community. The proposal will provide s additional jobs and cater for the day to day needs of the community.</p>
Evolution 4: Blue web	<p>This evolution sets out how to integrate the Cooks, Georges and Duck rivers and their tributaries and creeks into urban and suburban areas.</p> <p>Council advises that the planning proposal will ensure that future growth in Campsie fosters a strong connection with the Cooks River. This will allow future growth to capitalise on the scenic, recreational and environmental opportunities.</p> <p>Council advises that the planning proposal will give effect to the following LSPS action:</p> <p><i>Establish a pilot at Campsie to become a water-sensitive city that integrates best practice sustainable urban water management into place planning.</i></p> <p>Further, the planning proposal indicates that a site specific DCP will include more detailed controls for stormwater management and water sensitive urban design.</p>

Local strategies	Justification
Evolution 5: Green web	<p>This evolution shows how the Green Web will extend across the City and enhance existing and proposed green links.</p> <p>The planning proposal recognises the importance of the green web to maintaining and improving liveability. The planning proposal notes that the master plan identifies opportunities to negotiate with individual property owners for the delivery of new through-site links or other open space infrastructure, as well as potential new public spaces to be provided as part of development applications that use the incentive planning controls. Council intends to include a schedule and mapping identifying the proposed onsite infrastructure in its DCP. This information is not available to date.</p> <p>However, the Department considers that planning mechanisms identified in the planning proposal to deliver open space remain unclear. A condition is included requiring Council to identify the mechanisms for delivering all local infrastructure, including open space. Additional discussion is provided in Section 4.1.2 of this report.</p>
Evolution 6: Urban and suburban places, housing the city	<p>This evolution identifies the most appropriate locations for growth and change where Council will work with the NSW Government to focus investment.</p> <p>The planning proposal seeks to facilitate additional capacity for diverse housing in an identified strategic centre.</p>
Evolution 7: Cultural Places and Spaces	<p>This evolution sets out the city-shaping and community-supporting infrastructure required to sustain and enhance Canterbury Bankstown.</p> <p>The planning proposal seeks to provide suitable residential and mixed use zonings to support and facilitate new education and cultural facilities.</p>
Evolution 8: Design quality	<p>This evolution describes how development can instil the right design choices to achieve a sustainable, liveable, healthy and attractive city.</p> <p>The planning proposal seeks to introduce site frontage, site area and ground floor activation requirements to encourage good building design outcomes. The Department considers that the provision of public open space needs to be clarified prior to the exhibition of the planning proposal.</p> <p>See Section 4.1.2 for further assessment on the above matters.</p>
Evolution 9: Sustainable and resilient places	<p>This evolution sets out place-based approaches that manage energy, water and waste efficiently to help Council build resilience across the City, encourage sustainable urban living and create cooler streets that help to mitigate changes in the climate.</p> <p>The planning proposal states that the supporting landscape controls and Urban Tree Canopy master plan, prepared by Oculus will guide preparation of future DCP amendments to achieve a minimum tree canopy coverage within Campsie through maintaining existing urban tree canopy, increasing canopy coverage on public and private land and improving tree health and species diversity.</p>

Local strategies	Justification
Evolution 10: Governance and funding	<p>This evolution sets out the funding framework and processes to ensure required infrastructure is properly staged and funded.</p> <p>The planning proposal is supported by an Infrastructure Funding Study with the aim of providing an evidence-base to inform the infrastructure needs to be considered by the planning proposal.</p> <p>On 23 June 2022, Council adopted the Canterbury Bankstown Local Contributions Plan 2022 (Contributions Plan 2022) which commenced on 1 September 2022 and applies to development applications and complying development certificates lodged on or after 1 September 2022. The planning proposal states that it has been prepared to ensure that infrastructure needs generated for the Campsie are incorporated in the Contributions Plan 2022.</p> <p>It is noted that not all infrastructure identified in the planning proposal is included in the infrastructure schedule of Contributions Plan 2022.</p> <p>A condition is recommended that Council clarify the proposed mechanisms for delivering identified infrastructure.</p>

3.3.2 Local Housing Strategy

Canterbury Bankstown Council's Local Housing Strategy (LHS) was endorsed by the Department on 25 June 2021. The LHS contains 10 principles which seek to guide the delivery of 50,000 dwellings in the LGA to 2036. **Table 8** provides an assessment of the proposal against the LHS.

Table 8 Local Housing Strategy assessment

Principle	Assessment
<i>Land use zoning needs to allow for the delivery of new dwellings to meet housing demand</i>	The planning proposal is consistent with this principle as it will contribute towards Council's housing target.
<i>New housing should be located in walking distance to centres, open space and places of high amenity</i>	The planning proposal is consistent with this principle as increased residential capacity will be facilitated within an identified strategic centre.
<i>New housing will need to provide a variety of dwelling types, sizes and price points to meet the needs of a diverse and ageing population</i>	The planning proposal will facilitate the opportunity for a variety of dwelling types and sizes to support the community.
<i>More affordable housing is necessary to support the community and reduce housing stress</i>	The planning proposal includes incentive provisions for affordable housing contributions. Refer to section 3.3.3 for further details.

3.3.3 Affordable Housing Strategy

Canterbury Bankstown Council's Affordable Housing Strategy (AHS) was endorsed by Council in June 2021. The Affordable Housing Strategy seeks to increase the supply of affordable housing and locate it near established centres to provide access to transport, jobs and services.

Action 2.2 of the AHS and Objective 1.3.3 of the master plan requires the preparation of an Affordable Housing Contributions Scheme (AHCS) that identifies sites/precincts where affordable housing contributions are required and the rate of the contribution. This planning proposal seeks to expand the AHCS to land in Campsie town centre, similar to that initially proposed in the Bankstown City Centre planning proposal.

The planning proposal acknowledges the implications from the State-led rezoning of the Bankstown City Centre related to affordable housing provisions and aims to ensure alignment between Bankstown and Campsie. Clause 6.38 Affordable Housing Contributions of Canterbury Bankstown LEP 2023 sets out an Affordable Housing contribution scheme that allows Council or the consent authority to impose as a condition of consent for development applications, to collect an affordable housing contribution on floor space in the form of homes with a minimum of 50 sqm and/or a monetary contribution equivalent to the floor space.

Given this adopted approach, a condition has been recommended to require alignment with Clause 6.38 Affordable Housing Contributions of Canterbury Bankstown LEP 2023, and additional details on the phased implementation approach and AHCS elements that Council intends to incorporate with the existing provisions.

3.3.4 Employment Lands Strategy (ELS)

The Council's *Employment Lands Strategy 2020* sets a vision that by 2036 Canterbury Bankstown's employment lands will be a network of places engaged in business, production and knowledge advancement. Collectively this network will deliver a diversity of jobs in a prosperous local economy that services domestic and global markets.

The relevant aims of the ELS are provided below:

- establish a lifestyle and medical precinct in Campsie
- encourage transit-oriented development in centres
- protect employment precincts for employment uses
- support population serving centres as community hubs for small business.

The planning proposal has responded to these aims through the following measures:

- expand the business core of the Campsie centre and rezone the business area from B2 Local Centre zone to B4 Mixed Use zone to allow for more diverse uses
- introduce B4 Mixed Use zone around the Canterbury Hospital to support delivery of allied health services there that will foster a health cluster and work towards establishing the Eastern Lifestyle and Medical Precinct envisaged in the LSPS
- introduce an incentive clause to promote delivery of employment generating uses (require a minimum 50% employment generating floor space)
- changes to the FSR clause to encourage lot consolidation and the delivery of functional and efficient floorplates throughout Campsie
- new or amended LEP Maps for:
 - 'base' increase FSR and Height of Building maps

- ‘incentive’ FSR and height of building maps indicating the increased FSRs and building heights for properties the subject of these clauses above the ‘base’ FSR and building heights
- active frontages – in both the business and residential zones.
- Schedule 2 to allow late night trading within the B2 Local Centre zone and B4 Mixed Use zone.

Conditions are included requiring removal of the proposed incentives to promote the delivery of employment generating uses and the proposed requirement for no net loss of existing employment floorspace in the B4 Mixed Use zone. Council may wish to consider an alternative approach to employment floorspace that is design-led and strategically justified rather targeting sites based on existing uses.

Nonetheless, the planning proposal is consistent with the relevant aims of the ELS.

3.3.5 Canterbury Road Review, Reimaging Canterbury Road

The Canterbury Road Review (2017) provided a new approach and vision for the Canterbury Road Corridor with the focus on integrated transport, land use and public amenity. The key aim of the review was to achieve a more liveable environment along the corridor. The review is accompanied by an urban design study, economic analysis, and transport and traffic study. On 22 May 2018, Council resolved to support the review in-principle and to undertake further work as per the recommendations of the review.

The planning proposal aims to implement the following recommendations of the review:

- concentrating residential development at the intersection of Canterbury Road/Beamish Street
- limiting multi-storey housing from land fronting Canterbury Road by removing the permissible residential accommodation in the B5 Business Development zone
- the application of an FSR control for land along Canterbury Road.

The planning proposal is considered to be generally consistent with the recommendations of the Canterbury Road Review.

3.4 Section 9.1 Ministerial Directions

The planning proposal’s consistency with relevant section 9.1 Directions is discussed below:

Table 11 9.1 Ministerial Direction assessment

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
1.1 Implementation of Regional Plans	Consistent	<p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p> <p>The planning proposal gives effect to the South District Plan as discussed under section 3.1 of this report.</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
1.4 Site specific provisions	Unresolved	<p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>The planning proposal includes the following site specific provisions that are not supported:</p> <ul style="list-style-type: none"> • height and FSR incentive clause • sustainability bonus • tall building clause • no net loss of employment floorspace in the B4 Mixed Use zone. <p>The planning proposal also includes the following site specific provisions that are generally supported:</p> <ul style="list-style-type: none"> • active street frontages • additional permitted uses • non-residential ground floor uses in the B4 Mixed Use zone • late night trading hours. <p>Refer to section 1.6 of this report for further explanation and associated conditions.</p> <p>The proposed site specific provisions listed above are generally supported because they enhance the commercial function of the Campsie town centre and activate key areas. However, conditions are included in this regard and further assessment. Until this occurs, consistency with its requirements remains unresolved.</p>
3.1 Conservation zones	Unresolved	<p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p> <p>The planning proposal is supported by a Biodiversity Impact Report (September 2024) which assessed current vegetation condition and potential threatened species habitat within the Campsie town centre area. The report recommended planning controls in relation to biodiversity.</p> <p>The planning proposal refers to updates to the existing Terrestrial Biodiversity Maps under Clause 6.4 Biodiversity of Canterbury Bankstown LEP 2023. However, this is not addressed in the Explanation of Provisions or draft LEP maps of the planning proposal. A condition is included requiring Council to update the Explanation of Provisions to include the proposed amendments to the Terrestrial Biodiversity Map.</p> <p>It is also noted that the planning proposal has not addressed the consistency with Direction 3.1 Conservation Zones. Conditions are recommended in this regard, to require that the planning proposal package be updated to address consistency with the requirements of this Direction, including relevant recommendations of the Biodiversity Impact Report.</p> <p>Refer to Section 4.1.5 of this report for further detail.</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
3.2 Heritage conservation	Unresolved	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The planning proposal seeks to include 22 new heritage items of local significance under Schedule 5, Part 1 of CBLEP 2023.</p> <p>It is noted that there is some variation to the local heritage items proposed under the planning proposal and the Campsie Master Plan. An additional item is proposed for 341-347 Beamish Street. There are also items identified under the masterplan, not included in the planning proposal. A condition is included in this regard, requiring further clarification.</p> <p>The planning proposal is supported by Heritage Statement which provides an initial heritage assessment of all proposed heritage items against the listing criteria in the NSW Heritage Office Guideline:</p> <p>Conditions are recommended requiring Council to:</p> <ul style="list-style-type: none"> clarify how the proposed heritage items respond to the Campsie masterplan update the planning proposal to include a draft Heritage map to reflect the proposed new listings consult with Heritage NSW and the Local Aboriginal Land Council prepare an inventory sheet for each proposed item prior to finalisation. <p>Any future development on heritage item sites will be required to address heritage impact in accordance with the existing LEP controls.</p> <p>Nonetheless, consistency with the requirements of this direction is unresolved until this consultation is completed, and any matters raised are satisfactorily addressed.</p> <p>Please refer to Section 4.1.6 for further detail in relation to indigenous heritage significance.</p>
4.1 Flooding	Unresolved	<p>The objectives of this Direction are to:</p> <p>(a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Direction 4.1 aims to ensure appropriate consideration of flood prone land in line with government policies and plans when a</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<p>planning proposal seeks to create, remove or alter a zone or a provision that affects flood prone land.</p> <p>This direction applies as the proposal seeks to rezone and permit more intense/dense development on land in areas identified as having flood risk.</p> <p>The planning proposal is supported by the Campsie town centre Flood Risk Assessment (FRA) (September 2024), prepared for Council by Stantec. It considers the planning proposal is generally in accordance with the provisions of the NSW Flood Prone Land 2021 Package.</p> <p>Consistency with the 9.1 Direction 4.1 Flooding is considered unresolved as:</p> <ul style="list-style-type: none"> there are identified inconsistencies between the recommendations of the updated Campsie town centre Flood Risk Assessment (FRA) and the response of the planning report to the updated FRA and the drafted proposed controls (including mapping) insufficient information is provided in relation to the proposed development within and in proximity to the floodway and flood storage, including the duration of inundation and the potential impacts of potential filling and raising of development sites on flood behaviour the proposal has not yet demonstrated consistency with the relevant 9.1 Direction particularly in relation to the assessment of permitted uses and increased dwelling density within flood planning areas it is unresolved whether the proposed intensified development and emergency response(s) may cause a significant additional strain on emergency services. <p>Conditions are recommended in this regard. Refer to Section 4.1.4 of this report for further detail.</p>
4.2 Coastal management	Unresolved	<p>The objective of this direction is to protect and manage coastal areas of NSW.</p> <p>The planning proposal intends to rezone certain residential areas in the Campsie town centre from R3 Medium Density Residential zone to R4 High Density Residential zone to support the projected population growth within Campsie Strategic Centre. Some of these properties proposed for rezoning are located within the 100m buffer zone of coastal wetlands due to their proximity to the Cooks River. The proposed intensification is not 'within' any mapped coastal wetlands and/or areas identified as current or future coastal hazard in Council's LEP or under the State Environmental Planning Policy (Resilience and Hazards) 2021.</p> <p>Direction 4.2 states that a planning proposal must not rezone land for intensification 'within' a coastal wetland and/or area identified as</p>

current or future coastal hazard in Council's LEP/DCP or any other studies.

The planning proposal states that it is justifiably inconsistent with Direction 4.2 as the proposed intensification is within a buffer zone of certain sections of coastal wetlands, and the nature of the intensification change proposed is predominantly for residential purposes.

Council considers this to be of minor inconsistency and provides the following justification:

- properties subject to intensification would be excluded from the SEPP (Exempt and Complying Development Codes) 2008 to any new developments due to the coastal wetland affectation
- a Development Application will be required to demonstrate that proposed development on land in proximity to coastal wetlands will not significantly impact on the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland
- the planning proposal intends to celebrate Cooks River as a key element of the Campsie Strategic Centre's identity and intends to draw the community closer to the Cooks River and create a sense of ownership, connection and value with the river and its foreshore area
- Council's strategic approach towards acquiring certain lands for the purposes of public recreation and rezoning certain other lands to RE1 Public recreation zone are primarily to expand the existing parklands and recreational corridor along the Cooks River. The above approach provides Council an opportunity to explore vegetating these areas in the future in consultation with relevant public authorities such as Sydney Water
- the planning proposal implements water sensitive urban design to ensure urban stormwater runoff is appropriately managed at the source and the future intensification of the centre does not adversely impact on the functioning of identified coastal wetlands. The DCP amendment that will apply to Campsie will have the opportunity to provide detailed development controls and objectives to ensure future development in the town centre adheres to best practice Water Sensitive Urban Design (WSUD) principles.

The planning proposal is also supported by a biodiversity impact report (Biodiversity Mapping for the Campsie Town Centre Planning proposal, Ecoplaning, September 2024). It recommends inclusions of areas identified in the Cooks River Catchment Management Program Biodiversity Assessment (Applied Ecology, 2024) as 'Mangrove' or 'Mangrove transition' on Canterbury Bankstown LEP 2023 Terrestrial Biodiversity Map.

A condition is included requiring Council to update the Explanation of Provisions to include the proposed amendments to the Terrestrial Biodiversity Map.

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<p>Notwithstanding the above, a condition is recommended for Council to engage with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW).</p> <p>Consistency with the requirements of this Direction is unresolved until this consultation is completed, and any matters raised are satisfactorily addressed.</p>
4.4 Remediation of contaminated land	Unresolved	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>Campsie is largely developed land comprising areas used for sensitive uses, such as residential, schools, healthcare and a range of business and industrial uses.</p> <p>The planning proposal includes rezoning of the site at 25 Anglo Road, Campsie from SP2 Infrastructure 'Drainage' zone to B4 Mixed Use zone that will permit sensitive uses such as residential, educational, recreational, childcare and the like that were not previously permitted under the current SP2 zoning.</p> <p>Council has obtained expert advice from environmental consultants Douglas Partners that confirms the suitability of the land for the proposed zoning. The result of the Preliminary Site Investigation indicates that the site can be made suitable for the proposed land uses subject to implementation of the recommended investigations and remediation and/or management of contamination that may be identified from the investigations, at the Development Application stage, should the site be redeveloped in the future.</p> <p>However, the planning proposal does not adequately explain what consideration has been given to remediation of contamination land for other sites within the planning proposal.</p> <p>A condition is recommended to require confirmation that all other proposed rezoning of land is in accordance with the requirements of this Direction. Until this occurs, consistency with its requirements remains unresolved.</p>
4.5 Acid sulfate soils	Unresolved	<p>Direction 4.5 aims to avoid significant adverse environmental impacts from land that may contain acid sulfate soils. The Direction stipulates that a relevant planning authority must not propose an intensification of land uses on land identified as having a probability of containing acid sulfate soils unless a study confirms its suitability. The study must be submitted to the Planning Secretary before community consultation under clause 4, Schedule 1 of the Act.</p> <p>This Direction applies as the planning proposal applies to land on the LEP Acid Sulfate Soils Map. However, the planning proposal has not provided an acid sulfate soils study or any information assessing</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<p>the appropriateness of the proposed changes given the presence of acid sulfate soils.</p> <p>A preliminary review of the Acid Sulfate Soils Map indicates that the intensification proposed by the planning proposal includes land that is identified on the Acid Sulfate Soils Planning Maps as having a probability of Class 4 and 5 Acid Sulfate Soils being present. Council's planning proposal also states some land with the probability of Class 1 and 2 Acid Sulfate Soils are included within the precinct. Changes to planning controls on these sites have not been specified.</p> <p>A condition is recommended to require acknowledgement and further commentaries to address section 9.1 Direction – 4.5 Acid Sulfate Soils. This should include justification for any inconsistencies, including reasoning for not providing the required study, supported by mapping of affected land, the corresponding Acid Sulfate Soils classification, and details of relevant amendments.</p> <p>Given the extent of the affected land and likelihood of the presence of acid sulfate soils, the inconsistency is expected to be minor and subject to assessment of the additional information outlined above. It is further noted that future development will need to consider clause 6.1 Acid Sulphate Soils in the LEP to prevent environmental damage arising from exposure of acid sulphate soils.</p>
5.1 Integrating land use and transport	Consistent	<p>This direction encourages sustainable transport, reduced dependency of private vehicles, reduced travel demand, and the use of public transport.</p> <p>This planning proposal leverages the new metro station at Campsie that is due to commence operation in 2025 and aims to align employment and housing growth with the delivery of city-shaping transport infrastructure.</p> <p>Since 2022, Council has consulted with TfNSW in the early preparation of the transport and traffic study. TfNSW has provided advice to Council on several occasions, which primarily relate to the existing land reservations associated with Campsie Bypass corridor. TfNSW has provided guidance to Council on mesoscopic modelling and noted that the modelling is not required for the agencies assessment purposes.</p> <p>The following conditions are included to facilitate further integrated land use and transport planning:</p> <ul style="list-style-type: none"> consult with TfNSW and Sydney Metro with a focus on ensuring alignment with station precinct interface and future corridor protection consider opportunities to further align proposed maximum car parking rates with TfNSW's GTIA reference parking rates for Category 1a areas

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<ul style="list-style-type: none"> consider how public domain improvements that are to be identified in upcoming Campsie Complete Streets Plan can be integrated with current funding and delivery mechanisms. <p>Refer to section 4.3.1 of this report for further assessment.</p> <p>Notwithstanding the above conditions, the planning proposal is generally consistent with this direction.</p>
5.2 Reserving land for public purposes	Unresolved	<p>The objectives of this direction are to:</p> <ol style="list-style-type: none"> facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. <p>The objective of this direction is to facilitate the provision of public services and facilities by reserving land for public purposes. According to the direction, where land is to be reserved for public purposes, the land is to be outlined and annotated on the Land Reservation Acquisition Map, and the relevant acquisition authority is to be identified.</p> <p>The planning proposal seeks to amend the existing Land Reservation Acquisition map to include new properties for acquisition by Council for the provision of public open space, refer to section 1.7 for further details.</p> <p>A condition is recommended to ensure Council provides further detail on the implementation of these provisions prior to exhibition, including clarifying:</p> <ul style="list-style-type: none"> the proposed Land Reservation Acquisition mapping, distinguishing between proposed land reservation and land nominated as 'Local Open Space RE1' the nominated acquisition authority for land reservation. <p>The planning proposal seeks to reclassify:</p> <ul style="list-style-type: none"> a number of sites zoned R3 Medium Density Residential zone and R4 High Density Residential zone from 'community' to 'operational' 80 Duke Street, Campsie Lot 181 DP 733757 is proposed to be reclassified from 'operational' to 'community'. The proposal does not seek to alter the site's RE1 Public Recreation zoning and the proposal identifies the intent for that site to become a new public park. <p>Council has provided additional information in relation to the proposed classification of properties which includes amendments to properties and the property details for sites proposed to be reclassified. This was provided by Council on 10 December 2024, separately to the planning proposal package. A condition is included</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<p>to require council update the planning proposal package in this regard prior to exhibition.</p> <p>A condition is recommended requiring that Council identify the public reserve status of all lands that are proposed to be reclassified, confirm whether an alteration of reservation of land for public purposes is proposed, and provide supporting justification if an alteration is being sought.</p> <p>Until this occurs, consistency with its requirements remains unresolved.</p>
5.5 High pressure dangerous goods pipelines	Consistent	<p>The objectives of this direction are to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods (relevant pipelines) are considered by planning proposal authorities.</p> <p>Parts of the proposal will permit development for one or more specified uses within the application area of high pressure dangerous goods pipelines.</p> <p>The proposal was supported by a Land Use Safety Study which concluded that the risk level from the existing pipeline to the area of the planning proposal is acceptable and specific development controls on land uses is not required.</p> <p>The Department's Hazards team has reviewed the proposal and supporting study and considers the proposal acceptable.</p> <p>The proposal is consistent with this direction.</p>
6.1 Residential zones	Unresolved	<p>This direction aims to encourage housing choice, make efficient use of infrastructure and services, and minimise the impact of residential development on environment and resource lands.</p> <p>The planning proposal seeks to deliver additional housing. However, the planning proposal is inconsistent with this direction as it contains provisions that will reduce the permissible residential density of land in relation to:</p> <ul style="list-style-type: none"> rezoning two areas from R3 Medium Density Residential zone to R2 Low Density Residential zone: <ul style="list-style-type: none"> Carrington Square and surrounding properties Gould Street, Redman Street and Wonga Street, near Tasker Park. removal of residential development from B5 Business Development zone along Canterbury Road. <p>The planning proposal notes that the proposal is justifiably inconsistent with this direction as the rezoning from R3 Medium Density zone to R2 Low Density zone will protect these identified special character areas, characterised by single detached housing, with features from an inter-war period tied to the original urban fabric of Campsie.</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<p>The planning proposal has not addressed the removal of residential development from B5 Business Development zone along Canterbury Road in relation to this direction.</p> <p>It has also not addressed the inconsistency with direction 6.1 Residential Zones in relation to the terms of the direction, whereby the inconsistency is to be justified by an approved strategy; a study; a regional strategy, region or district plan; or be of minor significance.</p> <p>A condition is included requiring Council to address the inconsistency having regards to the terms of the direction. The planning proposal should also explain why the proposed down zoning is an appropriate mechanism to protect the identified special character areas, as opposed to heritage provisions.</p>
7.1 Employment zones	Consistent	<p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> a) encourage employment growth in suitable locations, b) protect employment land in business and industrial zones, and c) support the viability of identified centres. <p>Campsie is identified as a strategic centre and earmarked for increased commercial and employment opportunities. Council has adopted a job target for Campsie of 7,500 by 2036.</p> <p>The planning proposal seeks the following changes to support employment growth:</p> <ul style="list-style-type: none"> • expands the business core of the Campsie centre and rezone the business area from B2 Local Centre zone to B4 Mixed Use zone along with increased height and floorspace ratios to encourage employment growth and allow for more diverse uses • introduce a no net loss of employment generating floorspace clause • introduce incentives for 50% employment generating uses • require ground and first floor levels in the B4 Mixed Use zone to comprise of non-residential uses • introduce an underground floorspace clause • amend exempt development provisions to permit late night trading in the B4 Mixed use zone • introduce APUs to certain sites along the Cooks River to permit some retail uses such as cafes • remove residential development from the B5 zone along Canterbury Road • introduce a no net loss of employment floor space clause <p>Conditions are included requiring removal of the proposed incentives to promote the delivery of employment generating uses and the proposed requirement for no net loss of existing employment floorspace in the B4 Mixed Use zone (refer to Section 1.6 for further discussion). Council may wish to consider an</p>

Directions	Consistent/ not applicable	Reasons for consistency or inconsistency
		<p>alternative approach to employment floorspace that is design-led and strategically justified rather targeting sites based on existing uses.</p> <p>Notwithstanding, the proposal is considered consistent with Direction 7.1 Employment Zones.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal is generally consistent with all relevant State Environmental Planning Policies (SEPPs) as discussed in the table below.

Table 12 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ not applicable	Reasons for consistency or inconsistency
State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development)	Includes design quality design principles that are required to be considered as part of any future development application for a mixed-use development that has a residential component.	Consistent	<p>The planning proposal is supported by the Campsie Master Plan Urban Design Response. It includes built form testing demonstrating consistency with the solar access requirements of the Apartment Design Guide. The planning proposal further notes that the proposed built form controls were modelled and tested against the standards and requirements of SEPP 65 and the accompanying requirements of the Apartment Design Guide including building separation, deep soil zones and solar access requirements.</p> <p>Refer to Section 4.1.1 for further discussion.</p>
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The Biodiversity and Conservation SEPP establishes the requirements relating to protection, maintenance and enhancement of the natural environment.	Generally consistent	<p>The potential impacts on surface and groundwater, ecosystems and biodiversity, engineering constraints and cumulative impacts from Acid Sulfate Soils will continue to be managed as part of the development assessment process for future development applications.</p> <p>Further water sensitive urban design controls will be developed through future DCP amendments associated with this planning proposal.</p> <p>See section 4.1.5 for further biodiversity assessment.</p>
State Environmental Planning Policy (Sustainable Buildings)	The Sustainable Buildings SEPP seeks to deliver equitable, effective water and greenhouse gas	Consistent, subject to conditions	<p>The proposal seeks to introduce a sustainability bonus to certain development within the Campsie town centre. As described in Section 1.6, the proposed controls in relation to residential development are redundant as the new BASIX</p>

SEPPs	Requirement	Consistent/ not applicable	Reasons for consistency or inconsistency
Buildings) 2021	reductions across NSW.		<p>targets introduced in October 2023 exceed those under the proposed sustainability clause.</p> <p>SEPP Sustainable Buildings 2022 aims to ensure a consistent assessment of the sustainability of buildings. The proposed target provisions for non-residential development do not provide a set development standard that can be consistently assessed are therefore considered inconsistent with the aims of the SEPP.</p> <p>A condition is included requiring removal of the proposed sustainability bonus from the planning proposal.</p>
State Environmental Planning Policy (Housing) 2021	The principles of the Housing SEPP seek to provide diversity in housing and encourage affordable and rental housing. The Housing SEPP also promotes the delivery and maintenance of affordable housing and establishes a mechanism for the imposition of conditions relating to affordable housing contribution	Consistent	<p>The proposal seeks to provide additional housing opportunities consistent with Council's Local Housing Strategy.</p> <p>Section 7.32 of the EP&A Act allows for the collection of contributions for affordable housing where a need is identified in a planning instrument. Section 14 of the Housing SEPP identifies Canterbury Bankstown LGA as an area in need of affordable housing.</p> <p>The planning proposal seeks to introduce an incentive scheme to encourage the provision of affordable housing, on-site community infrastructure or employment-generating.</p> <p>Clause 6.38 Affordable Housing Contributions has since been introduced to Canterbury Bankstown LEP 2023 and is considered the appropriate mechanism to address affordable housing for the LGA. A condition is included requiring Council to update the proposed approach for affordable housing contributions for the Campsie town centre to be consistent with Clause 6.38 Affordable housing contributions.</p> <p>The planning proposal does not contain any provisions which would contravene or hinder the application of the SEPP.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	Relevant to this proposal, the Resilience and Hazards SEPP establishes the requirements relating to coastal zones, hazardous	Generally consistent	<p>Council has undertaken site specific contamination assessments of land identified for a special purpose (SP2). However, as discussed under Section 3.4, a condition is recommended to</p>

SEPPs	Requirement	Consistent/ not applicable	Reasons for consistency or inconsistency
	and offensive development, and provisions related to contaminated land.		require further clarification regarding contaminated land. Areas of the Cooks River are mapped both <i>Coastal environment area</i> and <i>Coastal use area</i> under SEPP Resilience and Hazards 2021. The planning proposal is consistent with these provisions and does not hinder the application of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The Transport and Infrastructure SEPP establishes the requirements for proposals that are likely to place an increased demand on infrastructure, services and facilities.	Generally consistent	The proposal is generally consistent with the Transport and Infrastructure SEPP. See Section 4.3.1 of this report for further detail. Section 2.77 - Development adjacent to pipeline corridors under State Environmental Planning Policy (Transport and Infrastructure) requires development within 20m of a pipeline to be referred to the relevant pipeline operator. This existing provision, applied during the development application process, ensures the requirements of the pipeline operator are satisfied. Notwithstanding this, the planning proposal notes that it is not directly affected by the 20m referral catchment.

4 Site-specific assessment

4.1 Environmental

4.1.1 Density, height and amenity

The planning proposal intends to implement the intensification strategy outlined in the master plan and discussed earlier in this report. It is noted that this is also supported by a place-based approach which identifies a group of future character areas, which provides a basis for the approach to density and height across the master plan area (**Figure 25**).

The planning proposal outlines the intention for the town centre, High Street and Civic areas to allow for higher density forms of development, employment, retail and entertainment and civic destinations. Special Character, ANZAC Park and Cooks River Foreshore areas focus on maximising potential of Campsie assets, by managing growth around the character of the precinct.

The provisions for the Campsie Medical Precinct, Beamish High Street and The Entrance will focus on growing a medical and education cluster in the vicinity of existing and planned infrastructure by facilitating high density development. Areas on the periphery of the centre, high density living and terraces and apartments, with a range of heights and both high and medium density residential typologies are proposed to create an appropriate transition to the surrounding lower density neighbourhoods.

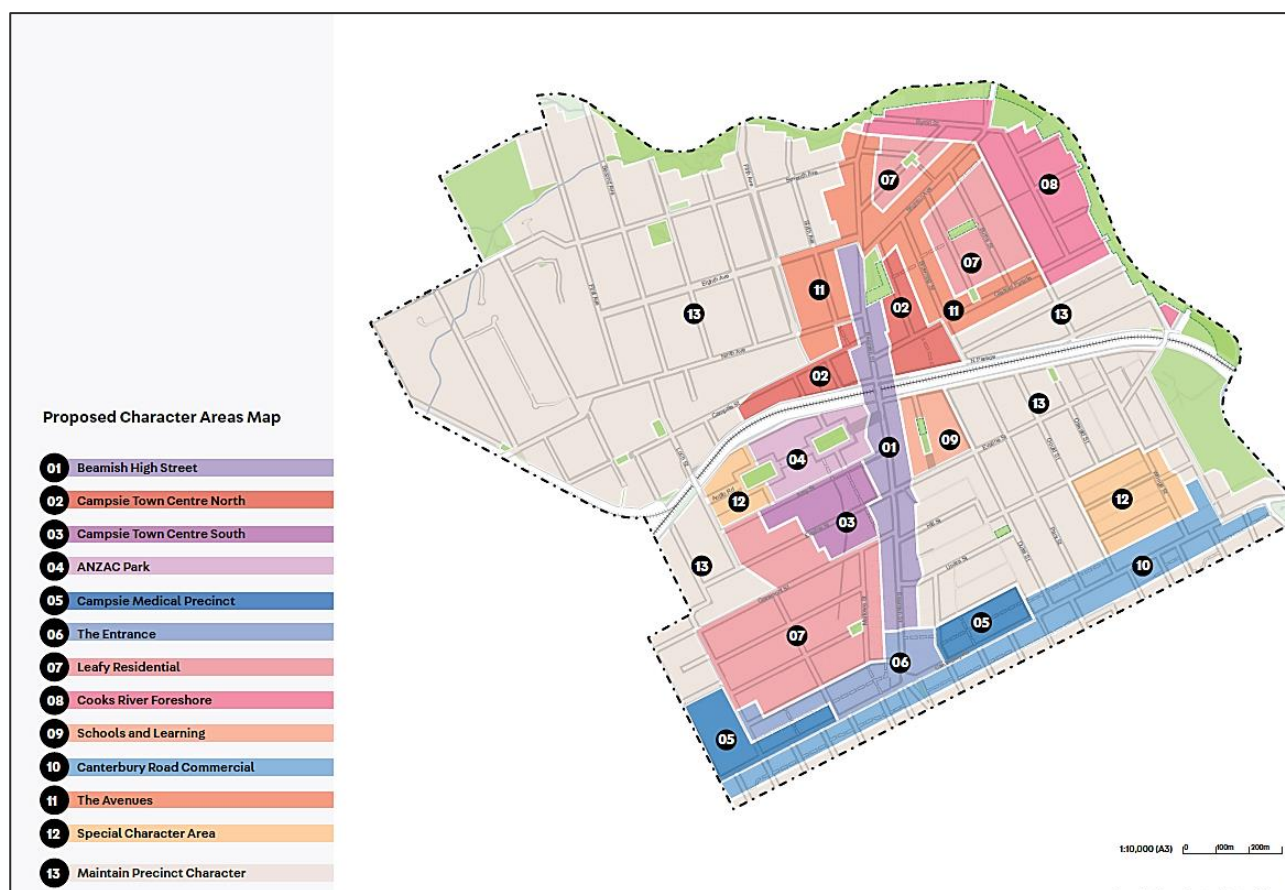


Figure 25: Proposed character area map (Source: Planning proposal, 2024)

The planning proposal states that the proposed built form controls were modelled and tested against the standards and requirements of SEPP 65 and the Apartment Design Guide including building separation, deep soil zones and solar access requirements. The planning proposal has also been informed by the Tall Buildings Strategy prepared by Bates Smart which makes a range of recommendations on objectives, principles and design guidance for tall buildings.

The supporting Campsie Planning Proposal Urban Design Response provides solar access and overshadowing analysis. Building heights have been tested to allow at least 50% of key open spaces and streets, such as Anzac Park and Beamish Street, to receive adequate solar access during the winter solstice, ranging from 2 hours to 5 hours.

The Department is satisfied that a comprehensive approach to the consideration of density across the study area has been developed.

4.1.2 Public open space

Council has prepared the Campsie Master Plan Open Space Network Report, to explain the rationale and process behind Council's approach to open space. The report recognises the challenges in delivering new open space in highly urbanised environment due to both financial and physical constraints. It seeks to improve access to, and the quality of, publicly accessible open space for future residents, workers and visitors by (refer to **Figure 26**):

- providing new open space through rezoning and reclassification
- providing new open space through land dedication as a part of redevelopment

- new pedestrian through-site links to increase the number of residents and visitors who can walk to new open space within 200m and 400m (to be achieved through the provisions contained within the amended DCP) (**Figure 27**)
- improving existing open space through upgrades and improvements to accessibility.

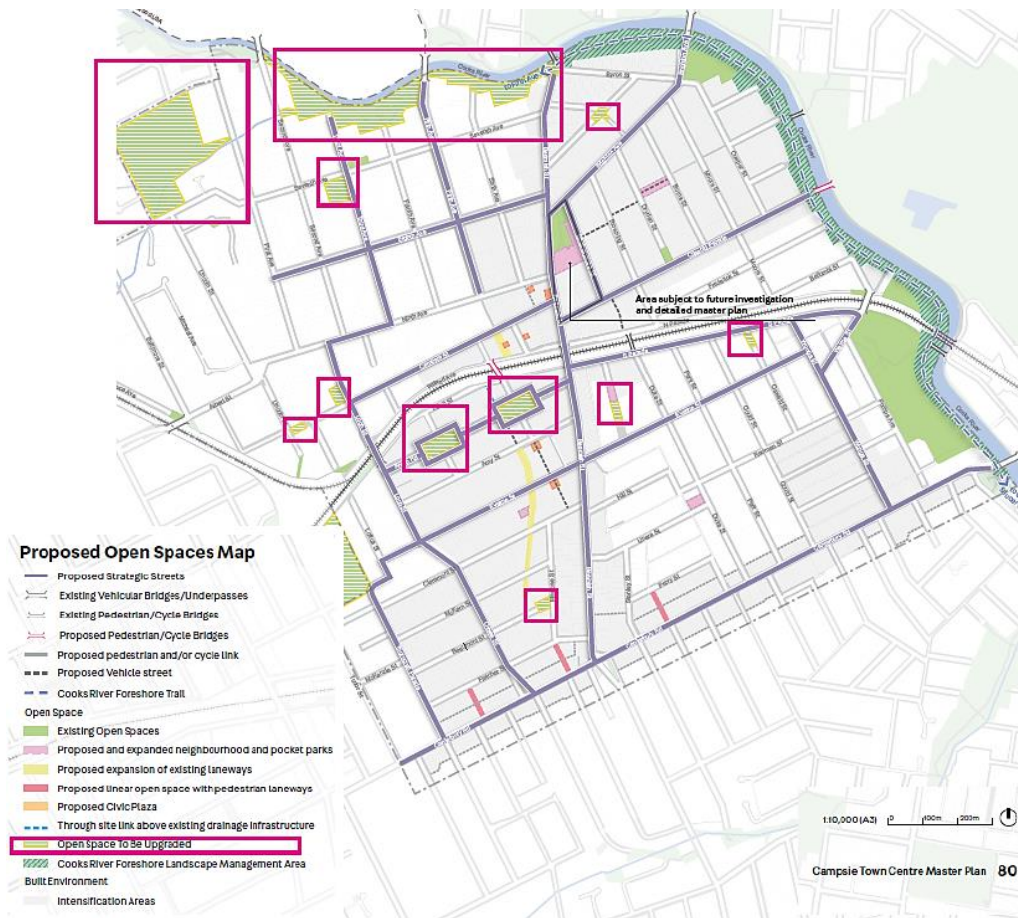


Figure 26: Proposed open spaces map (Source: Campsie town centre master plan, 2022)

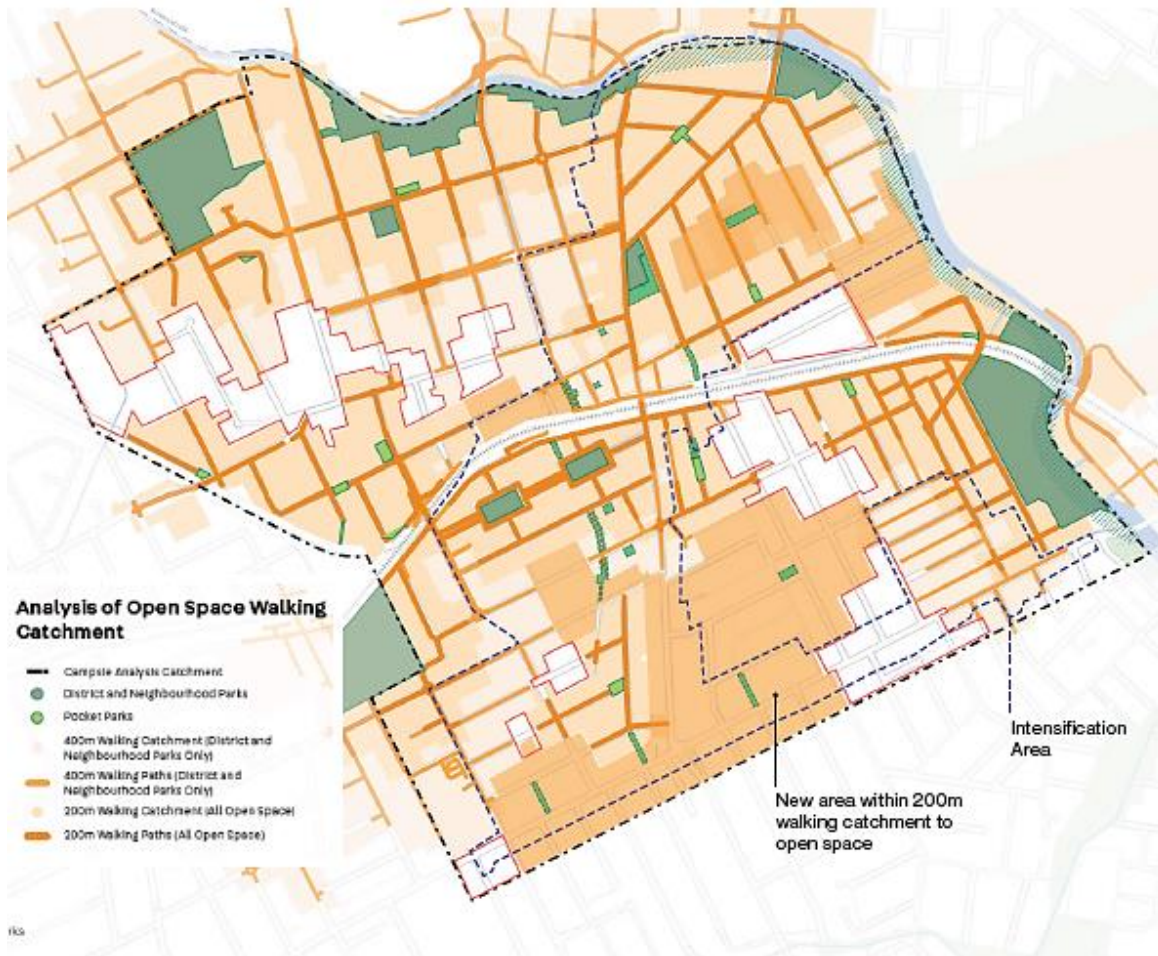


Figure 27: Analysis of open space walking catchment (Source: Campsie town centre Planning proposal, 2024)

Department comment:

The planning mechanisms identified in the planning proposal to deliver open space remain unclear.

The planning proposal notes that improvements to open space will be funded through development contributions collected for the precinct. The Canterbury Bankstown Contributions Plan 2022 includes some, but not all of the identified open space improvements. There are also areas identified for new and/or expanded open space that are not included on the proposed draft land acquisition map.

The planning proposal also notes that the master plan identifies opportunities to negotiate with individual property owners for the delivery of new through-site links or other open space infrastructure, as well as potential new public spaces to be provided as part of development applications that use the incentive planning controls.

Council intends to include a schedule and mapping identifying the proposed onsite infrastructure in its DCP. This information is not available to date.

A condition is included requiring Council to identify the mechanisms for delivering all local infrastructure, including open space.

4.1.3 Tree canopy and vegetation

The planning proposal has been informed by Landscape Controls and an Urban Tree Canopy Master Plan (2021) prepared by Oculus. Council indicated that the principles within these documents will guide preparation of future DCP amendments to achieve a minimum tree canopy coverage including:

- canopy targets ranging from 5-40% across private and public land and includes relocation of powerlines from overhead to underground where they limit tree growth
- recommendations from the Urban Tree Canopy Master Plan to achieve the canopy targets.
- provision of a framework for managing potential adverse impacts on tree canopy from new development, as well as improving environmental conditions and biodiversity within Campsie.

4.1.4 Flooding

Campsie town centre is located within the Cooks River Catchment. The planning proposal is supported by the Campsie Town Centre Flood Risk Assessment (FRA) (September 2024), prepared for Council by Stantec.

The original FRA has been updated in response to comments received from NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), dated September 2022 and discussions held between DCCEEW, Council and Stantec 28 May 2024.

The FRA considers that the planning proposal is generally in accordance with the provisions of the NSW Flood Prone Land 2021 Package, but notes that there are flood constrained areas that should be further investigated in the next stage of the planning proposal.

The FRA identifies the following:

Hazards

- The 1% AEP high hazard is mapped against the proposed land use zones (**Figure 28**). It shows that the H5 and H6 high hazard categories are generally confined to Cooks River channel and public road reserves in most locations, although Spot 1 and Spot 2 (**Figure 29**) are classified as high hazard and highlighted as sites for intensification.
- For the PMF flood event (**Figures 30 to 32**), there are areas on the periphery classified as high hazard and highlighted for intensification. The planning proposal has not addressed how it has responded to these constrained sites at the 1% AEP and PMF and a condition is included for further clarification.

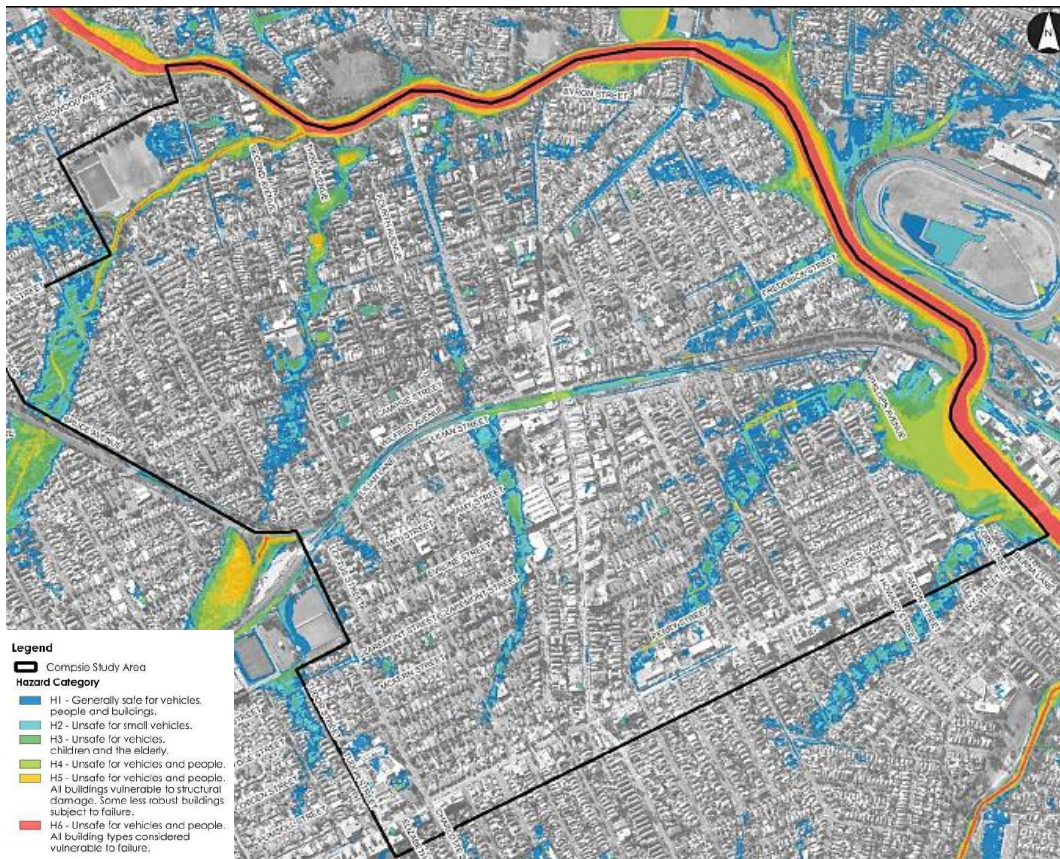


Figure 28: 1% AEP flood model hazard categories – Campsie (Source: Campsie Town Centre Flood Risk Assessment, 2024)

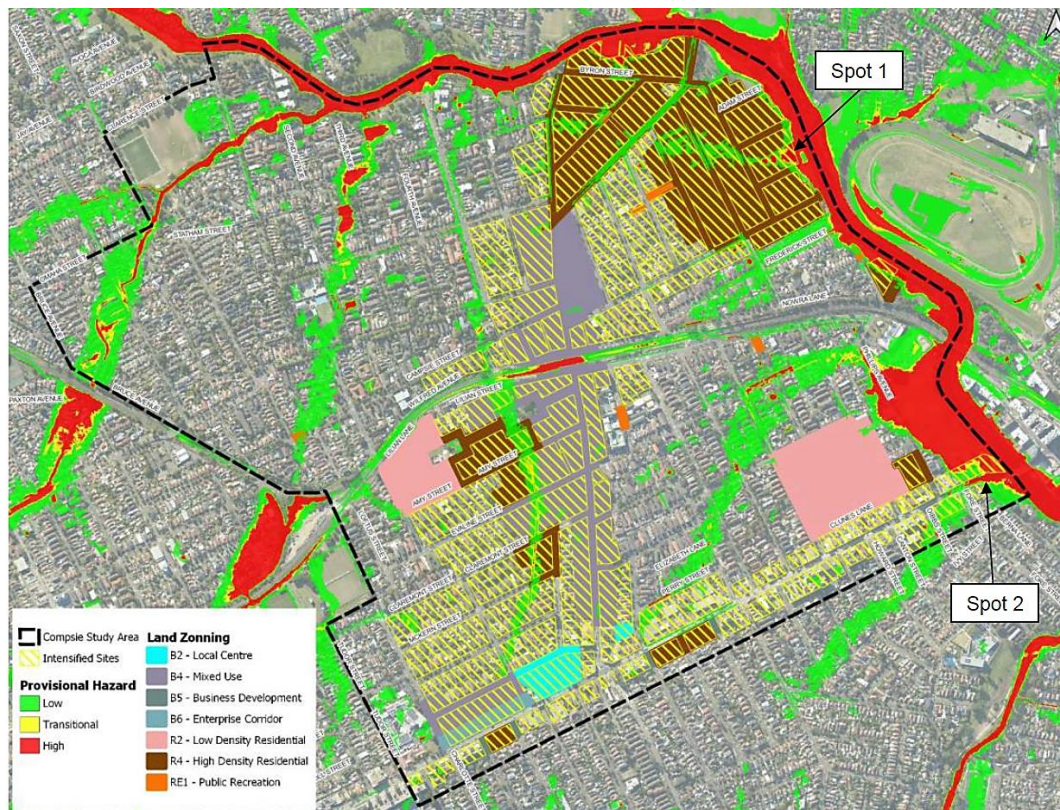


Figure 29: 1% AEP provisional flood hazard (high, transitional and low hazard) – Campsie (Source: Campsie Town Centre Flood Risk Assessment, 2024)

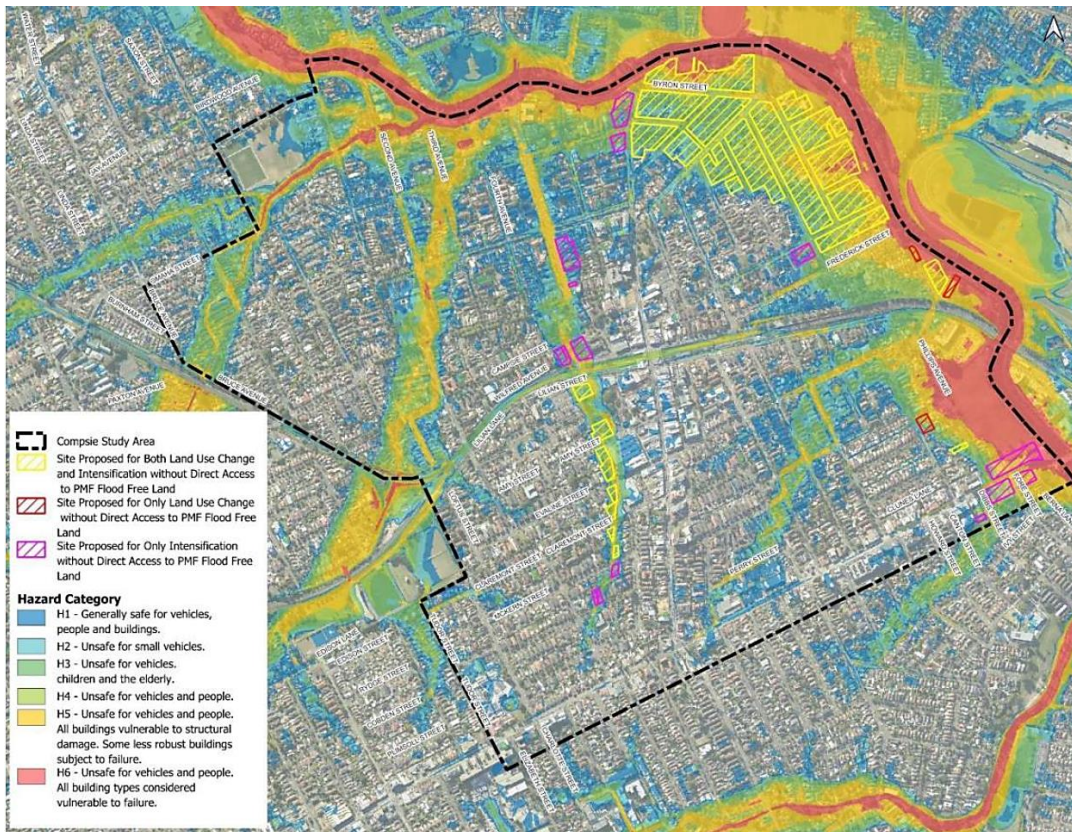


Figure 30: Sites proposed for changes to land use or intensification without direct access to PMF flood free land – with PMF H1-H6 hazard (Source: Campsie Town Centre Flood Risk Assessment, 2024)

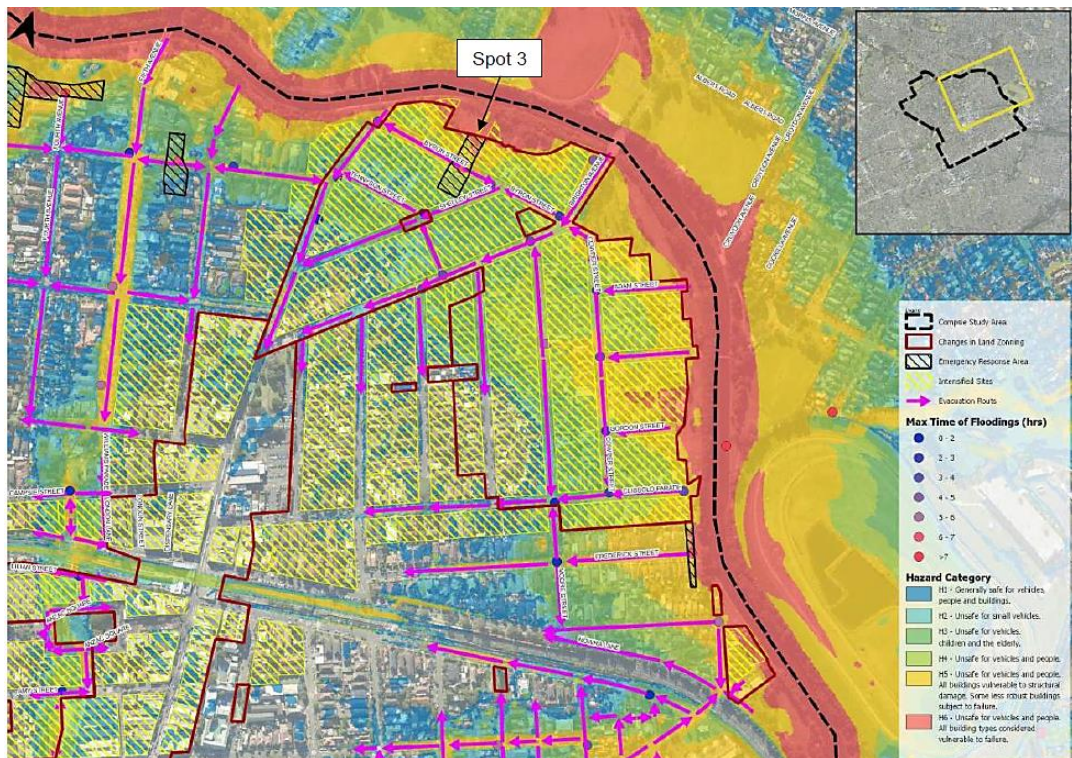


Figure 31: PMF H1-H6 hazard categories with evacuation route mapping, flood duration inspection points and potential flood emergency response areas – Campsie (northeast part) (Source: Campsie Town Centre Flood Risk Assessment, 2024)

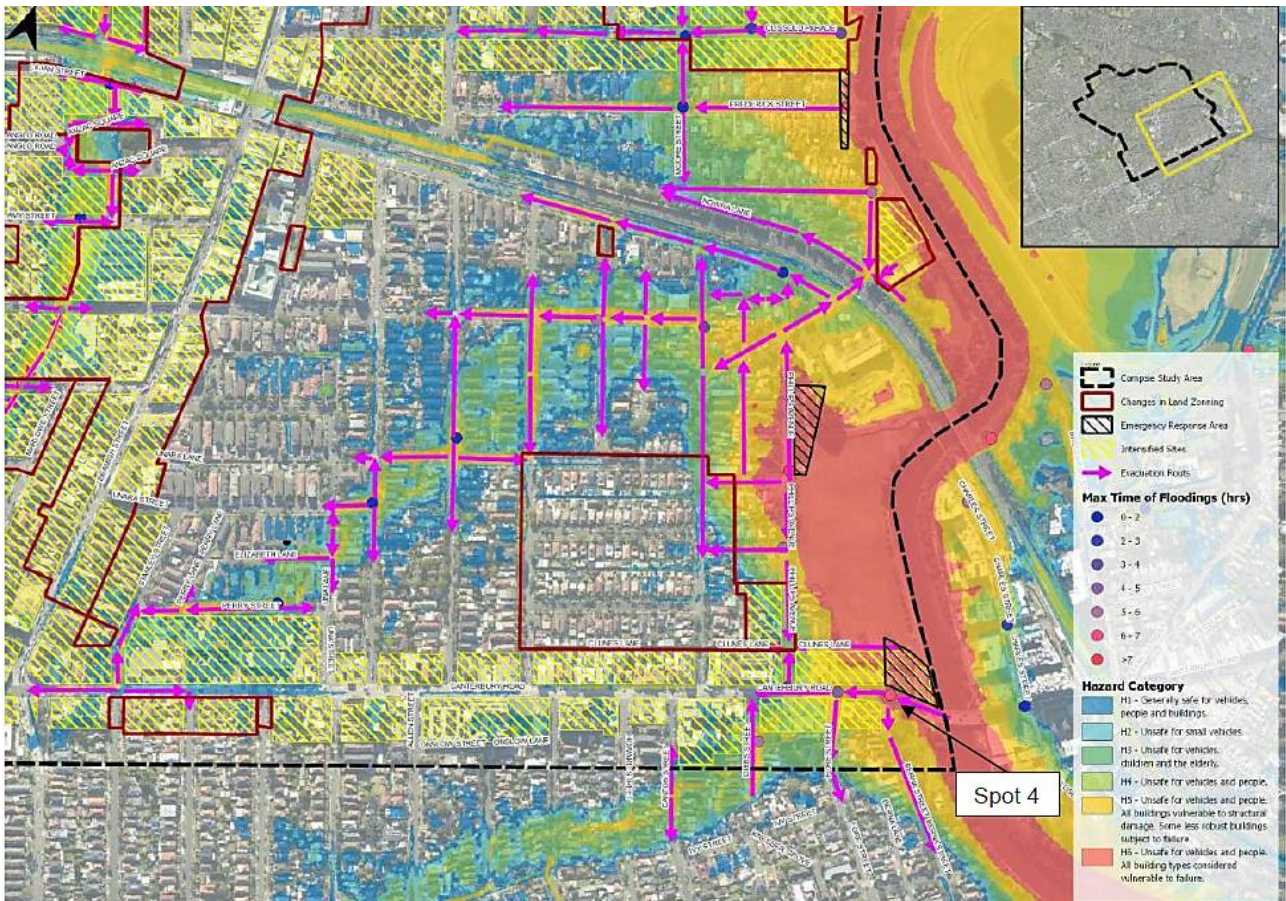


Figure 32: PMF H1-H6 hazard categories with evacuation route mapping, flood duration inspection points and potential flood emergency response areas – Campsie Precinct (southeast part) (Source: Campsie Town Centre Flood Risk Assessment, 2024)

Fill and elevated building footprints

- A large portion of sites proposed for intensification have marginal affectation in the 1% AEP event, with low existing hazards categories either H1 or H2. The developable portions of the sites are proposed to be elevated above the FPL through fill and elevated building footprints, in turn taking the developable portions of the site out of the Flood Planning Area (FPA).
- Through appropriate site design, and adherence to Council's flood-related development controls, the FPA considers that the development sites will be elevated above the FPL and therefore intensification would be suitable in accordance with Ministerial Direction 4.1.

Emergency response

- **Flooding timeline** - the flooding affectation of the Cooks River where the Campsie Precinct is located would be defined as 'flash flooding'. Throughout most of the study area, the maximum duration of flooding is less than 6 hours at most locations (**Figure 30 and 31**).

However, the report notes the limitation of the current modelling is that *"mainstream model boundaries have applied 2-hour duration results"*. Therefore, this duration of flooding analysis should be updated in future stages of the planning proposal process." Further consultation with DCCEEW is recommended in this regard.

- **Evacuation** - evacuation routes have been mapped for the study area (**Figure 28**). The FRA mapping suggests most flooded areas can access land above the PMF within several hundred metres of the site along public roads. Evacuation is not possible on areas

identified in yellow, pink and red hatching on **Figure 29**, whereby shelter in place would be required during a PMF flood event.

- **Shelter in place (SiP)** – the FRA notes that there is no location with duration of flooding greater than 6 hours within the area proposed for change to land use (**Figure 30 and 31**), with the exception of Spot 4. Based on guidance within the DPHI SiP Guidelines this is considered 'short duration' flooding and should be suitable for shelter-in-place. Consistent with the SiP Guidelines, further consideration should be given to the hazard levels of these sites.
- **Spot 4 - (Figure 28)** has a duration of flooding greater than 6 hours within the area proposed for intensification. The planning proposal has not addressed this constrained site, and further information is required.

The Campsie Town Centre Flood Risk Assessment provided recommendations, including:

- **Spots 1-4** - these four flood constrained areas have been considered potentially limited by flood hazard (Spots 1 and 2 shown in **Figure 28**), or flood emergency response key areas (Spot 3 in **Figure 30** and Spot 4 in **Figure 31**). Further consideration of their development potential should be conducted in the next stages of the planning proposal, potentially through a regional fill design, site amalgamation to improve evacuation routes, or other potential means to address their flood risk. The planning proposal has not addressed how it has responded to these constrained sites and a condition is included.
- **High hazard areas** - high hazard areas should not be developed for residential uses. Consideration could be given to re-aligning the high hazard flowpaths to consolidate the developable portion of a site or consideration could be given to elevating structures one level above the high hazard flowpath to maintain the flood conveyance up to the PMF and to allow for maintenance.
- **Shelter in place potential** - the limitation of the current modelling is that mainstream model boundaries have applied 2-hour duration results. Therefore, this duration of flooding analysis should be updated in future stages of the planning proposal process
- Appropriate DCP controls can be developed to address key flooding matters within the study area.

Consistency with the 9.1 Direction 4.1 Flooding is considered unresolved as:

- there are identified inconsistencies between the recommendations of the updated Campsie Town Centre Flood Risk Assessment (FRA) and the response of the planning report to the updated FRA and the drafted proposed controls (including mapping)
- insufficient information is provided in relation to the proposed development within and in proximity to the floodway and flood storage, including the duration of inundation and the potential impacts of potential filling and raising of development sites on flood behaviour
- the proposal has not yet demonstrated consistency with the relevant 9.1 Direction particularly in relation to the assessment of permitted uses and increased dwelling density within flood planning areas
- it is unresolved whether the proposed intensified development and emergency response(s) may cause a significant additional strain on emergency services.

Conditions are recommended:

- prior to public exhibition Council is to update the planning proposal package (including mapping) to address the findings and recommendations of the FRA, including:

- explain how the recommendations of the Campsie Town Centre Flood Risk Assessment are addressed within the planning proposal package
- address the development within and in proximity to the floodway and flood storage, including the duration of inundation and the potential impacts of potential filling and raising of development sites on flood behaviour
- address consistency against all requirements with the 9.1 Direction 4.1 Flooding, including but not limited to addressing the proposed intensification on land identified as high hazard.
- Council is to consult with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), and NSW State Emergency Service to address the flooding comments.
- The FRA is to be updated to address the DPHI Shelter in Place Guidelines published 9 January 2025.

4.1.5 Biodiversity

The Campsie town centre precinct is highly urbanised, with native vegetation and species habitat generally restricted to smaller pocket parks scattered throughout the precinct. The land adjacent to the Cooks River contains larger areas of native vegetation, however much of this area is highly modified and vegetation and species habitat in this area is generally highly degraded.

The planning proposal seeks to include additions to the Terrestrial Biodiversity Map under Clause 6.4 Biodiversity of the CBLEP 2023. There is no proposed amendment to the wording of the existing Clause 6.4 of the CBLEP 2023.

The planning proposal is supported by a Biodiversity Impact Report (September 2024), which identified:

- significant areas of planted native/exotic vegetation, the presence of plant community types adjacent to the Cooks River, and a hollow bearing tree within the town centre area. Generally, the native vegetation mapped within the Campsie town centre area was observed to be in poor condition, with weed infestations common and levels of disturbance high from adjacent urban land uses
- potential locations for revegetation projects
- 2 species were identified as likely to utilise habitat, being Large Bent-winged Bat and Grey-headed Flying-fox, from a total of 17 species are identified as potential to utilise habitat. A total of 81 species were reviewed based on nearby (within 5 km) BioNet records and the species lists produced by the public Biodiversity Assessment Method Calculator (BAM-C), with the above Plant Community Types entered into the BAM-C.

The Biodiversity Impact Report recommended the inclusion of 2.96 ha of vegetation (comprising 58 lots) in the Terrestrial Biodiversity Map, based on a criteria including:

- confirmation of the vegetation as a native vegetation community
- the confirmed record of the 'species credit' species Large Bent-winged Bat considered 'likely' to continue to occur in the Campsie town centre area.

A condition is recommended to require:

- the planning proposal package be updated prior to exhibition to address consistency with Direction 3.1 Conservation zones

- update the Explanation of Provisions to include the proposed amendments to the Terrestrial Biodiversity Map
- Consultation with the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)

4.1.6 European and Aboriginal cultural heritage

The planning proposal has been informed by an Aboriginal Culture and Heritage Study (2021) prepared by AMBS Ecology and Heritage. The study notes that no Aboriginal heritage sites, objects or places have previously been recorded within Campsie town centre.

The study concluded that it is unlikely that potential archaeological deposit or artefact sites have survived, and that it is unlikely for any scarred trees or burial sites to be present within the study area. However, there is the possibility for stone artefact scatters to be present within the site, as these may have been present in all landform contexts within the study area.

Any future development on heritage item sites will be required to address heritage impact in accordance with the existing LEP controls.

A condition is recommended for Council to consult with Heritage NSW and Local Aboriginal Land Council.

4.2 Social and economic

4.2.1 Social impacts

The planning proposal states that the following social outcomes will be delivered:

- increased opportunity for residents to live closer to jobs and services
- increased potential delivery of new affordable housing to reduce the number of people experiencing housing stress
- increased energy and water sustainability outcomes for development, supporting the Council's contribution to combating climate change
- incentivised delivery of community infrastructure to support the health and well-being of the community
- increased open space provision for residents, workers, students and visitors in Campsie
- a more vibrant night time economy by removing barriers to enable business to operate longer hours without planning approval.

Community infrastructure

The planning proposal is supported by the Worker and Student Demand Study, prepared by Ethos Urban which identified shortfall of creative/cultural, sports, open space, and recreation space and provided recommendations to assist in the delivery of social infrastructure to support existing and future workers and students in Campsie through to 2036. The study also provided additional directions that could be considered for incorporation within the Campsie town centre master plan, including:

- relocation of Council facilities from Carrington Centre
- potential running track or loop – Cooks River Foreshore Trail
- reinforce potential for collaboration to meet community needs
- a mix of community facilities across Campsie town centre.

The planning proposal is also supported by an Infrastructure Funding Study (2021) prepared by GLN Planning. A preliminary list of infrastructure items for Campsie is shown in the infrastructure schedule of the Infrastructure Funding Study. See **section 4.3.2** for further discussion in this regard.

Late night trading

The planning proposal seeks to introduce late night trading hours to the B4 Mixed Use and B2 Local Centre zones for certain uses. Council should consider updating the approach to late night trading hours to provide alignment with the recently gazetted late night trading hours for Bankstown City Centre contained in Schedule 2 Exempt Development of the Canterbury Bankstown LEP 2023. A condition is recommended to this effect.

4.2.1 Economic impacts

The Bankstown City Centre and Campsie Town Centre Economic and Land Use Study (2021) prepared by SGS Economics and Planning analysed the economic levers and settings to facilitate positive economic growth in both centres and has guided the preparation of this planning proposal. New dwellings and jobs within Campsie town centre will elevate the role and function of Campsie as a 'Strategic Employment and Mixed-Use Centre', as envisioned in the South District Plan and as an 'Eastern Lifestyle and Medical' precinct in the Council's LSPS.

Refer to section 3.2 and 3.4 for further discussion.

4.3 Infrastructure

4.3.1 Traffic and transport

The planning proposal is supported by a Traffic and Transport Statement that provides an overview of how the planning proposal addresses traffic and transport, as well as matters raised in pre-gateway consultation with TfNSW. It provides a summary of the following Council studies and projects related to traffic and transport planning for the Campsie town centre:

- Campsie Stage 1 Analysis, and Campsie Stage 2 Traffic Analysis Mesoscopic Transport Modelling Report prepared by Stantec to inform and support the master plan and planning proposal
- draft Campsie Complete Streets (anticipated to be exhibited in mid 2025)
- draft Bankstown and Campsie Parking, Loading and Servicing Study (prepared by Stantec for the master plan and planning proposal)
- draft Campsie Town Centre Development Control Plan (to be prepared for exhibition in 2025).

Integrated land use and transport planning

The proposal facilitates a mix of residential, commercial and retail uses within a strategic centre and future metro station, which will improve access to housing, jobs and services by walking, cycling and public transport. This contributes to maximising public transport patronage and achieving the 30-minute city and 15 minute neighbourhood concept.

A future north-south transit corridor has been identified in Future Transport Strategy 2056. A condition is included requiring consultation with TfNSW to ensure any future transit corridor through Campsie is protected.

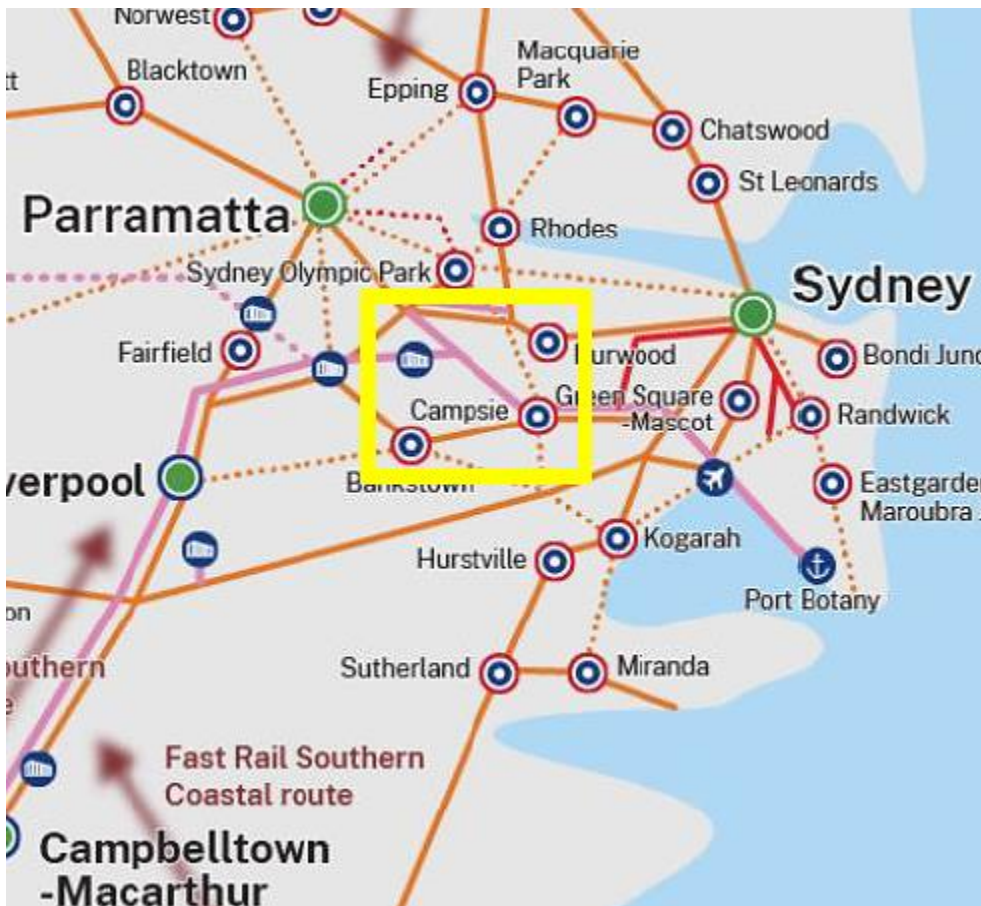


Figure 33: Existing and future rail network indicating a potential future North-South transport corridor travelling through Campsie (Source: Future Transport Strategy 2056)

Canterbury Road Review

Canterbury Road Review (CRR) was previously prepared in consultation with former RMS, TfNSW, Council, GCC and DPHI. CRR focuses on focusing high density housing along Canterbury Road at key north-south intersections between Cooks River and Fairford Road, supported by streetscape enhancements.

The supporting transport study (GHD) also identifies traffic management measures along Canterbury Road to support the proposed growth, in particular consolidating right turn access locations. Former RMS has previously advised that they not wish to be identified as the acquisition authority for the proposed widening of Canterbury Road.

It is expected that Council and TfNSW will continue to collaborate on delivering the recommended traffic management measures to improve traffic and pedestrian movements along the Canterbury Road corridor. Feasibility of these measures would be subject to detailed investigation.

Car parking

The recently published TfNSW Guide to Transport Impact Assessment (GTIA) (2024) offers context-based parking rates. The Campsie precinct is designated as 'Category 1A,' typically characterised by higher density and lower car mode share than typical urban areas. **Figure 34** presents reference parking rates for high-density residential buildings located in Category 1A.

Table 8.4. High density residential dwellings – TfNSW reference rates per dwelling

Category	Studio/1 br	2 br	3 + br	Visitor
1	0.4	0.7	1.2	1 space per 7 dwellings

Figure 34: Parking reference rates per dwelling - high density residential dwellings (Source: Guide to Transport Impact Assessment, TfNSW 2024)

Council's proposed maximum parking rates are relatively higher than TfNSW's reference rates, noting these are not strictly prescriptive. TfNSW's GTIA (2024) provides an opportunity for Council to further reduce maximum parking rates, given the area's existing high level of transport accessibility. A condition is included to this effect.

Transport and traffic assessment

The planning proposal is supported by the Campsie Stage 1 and Stage 2 Mesoscopic Transport Modelling report that assesses the cumulative traffic impacts of the proposed growth and to inform future improvements on the road network.

TfNSW has provided ongoing advice to Council since the 2022 to inform the preparation of the supporting transport modelling. TfNSW has also advised that it serves a technical advisory role in reviewing agency assessment of rezoning proposals and has confirmed that mesoscopic modelling is not required for agency assessment of rezoning proposals. The mesoscopic modelling can be used to assess and support future initiatives on the local road network, such as the upcoming Complete Streets Plan.

West Campsie bypass

The West Campsie bypass aims to divert regional traffic away from Campsie town centre and to activate Beamish Street as a pedestrian and public transport orientated corridor.

Land reservations to support the future bypass were historically embedded in Council's planning framework in the form of SP2 Classified Road zones and within the Land Reservation Acquisition map. The proposal does not alter these reservations.

Council recently updated its Local Contributions Plan (2022), and did not include the bypass within the schedule of works. It is outlined that the bypass will require NSW Government funding if it is to be delivered. A condition is recommended to consult with TfNSW.

Campsie Complete Streets

Council is currently finalising its draft "Campsie Complete Streets", this is an integrated approach to transport planning that prioritises pedestrians in the transport hierarchy. Council aims to exhibit the plan by mid-2025 to support the implementation of the draft Campsie master plan.

According to the planning proposal, the plan will address TfNSW's advice to 'Define a clear, permeable, and accessible precinct network of walking and cycling connections to help achieve a sustainable transport system to accommodate the master plan' through the following:

- supporting the West Campsie bypass, which will enable the road network to cater for the projected future year trip demand from private vehicles
- achieve multi-modal objectives by evaluating and implementing various bus, pedestrian and cyclist priority measures. For example, a slow speed zone is proposed on Beamish Street to optimise the multi-modal operation while providing opportunity for streetscape improvement

- design a comprehensive cycle network that will connect the town centre with the Metro East West Pedestrian and Cycle Link (EWPCL) and key regional routes.

A condition is included that Council consider how public domain improvements that are to be identified in upcoming Campsie Complete Streets Plan can be integrated with current funding and delivery mechanisms.

4.3.2 Funding

Infrastructure Funding Study

The public infrastructure needs for Campsie have been identified through Council's master plan. The key supporting report for the master plan and this planning proposal is the Infrastructure Funding Study (2021) prepared by GLN Planning.

A preliminary list of infrastructure items for Campsie is shown in the infrastructure schedule of the Infrastructure Funding Study. The list of works has been compiled based on information provided by Council and is intended to be refined and individual costings prepared. Key local infrastructure items required in Campsie include:

- Canterbury Aquatic and Leisure Centre Redevelopment
- Campsie Cultural and Civic Hub
- Cooks River Foreshore Trail including pedestrian bridge over the Cooks River
- upgrades to Tasker Park
- Harold Park and Anzac Park upgrades
- roads and public domain upgrades to be investigated as part of Complete Streets
- through-site links and linear connections between street blocks to improve permeability
- new open space north west of Campsie.

The study recommends further work is undertaken by Council to refine the infrastructure schedule and finalise a funding and delivery strategy that is financially sustainable and minimises or eliminates any funding gap. It states that these further tasks can progress concurrently as part of Council's compilation of the citywide contributions plan infrastructure list and infrastructure costs.

Figure 35 below identifies the location of public infrastructure that is identified to support the growing and evolving community of Campsie envisaged under the planning proposal.

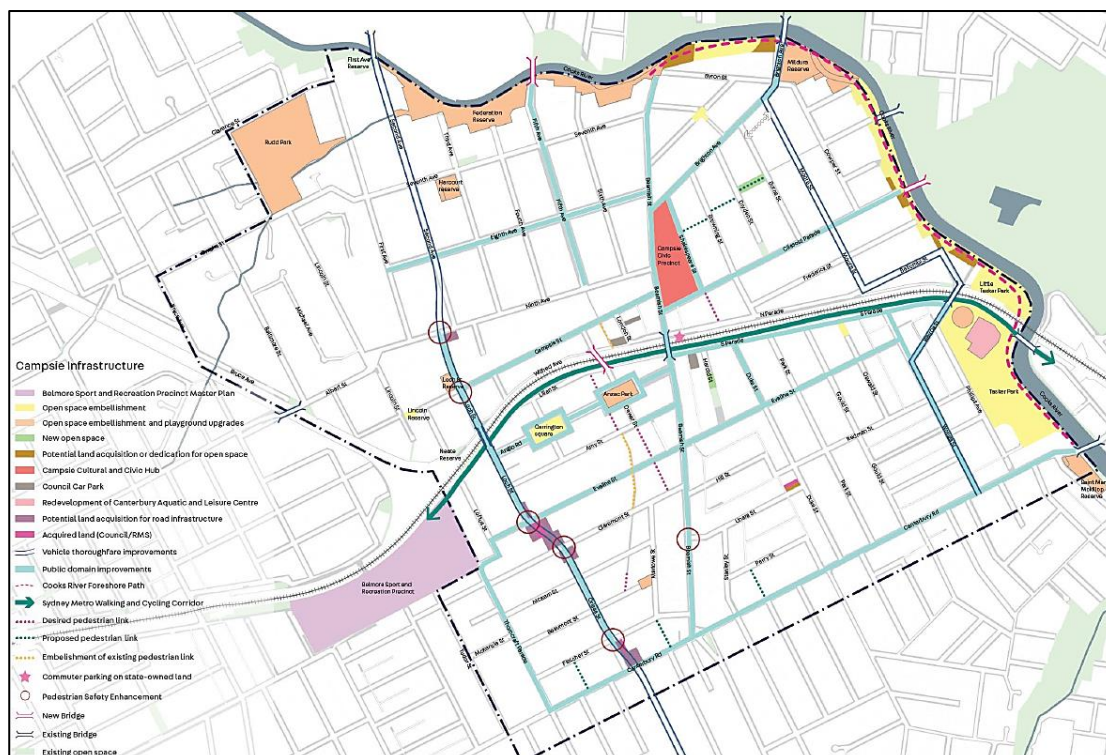


Figure 35: Campsie infrastructure map (Source: Campsie master plan, 2021)

Canterbury Bankstown Local Infrastructure Plan

On 23 June 2022, Council adopted the Canterbury Bankstown Local Contributions Plan 2022 (Contributions Plan 2022) which commenced on 1 September 2022 and applies to development applications and complying development certificates lodged on or after 1 September 2022. The plan aims to address the infrastructure impacts of growth in Canterbury Bankstown in the period between 2021 and 2036.

The planning proposal states that it has been prepared to ensure that infrastructure needs generated for the Campsie are incorporated in the Contributions Plan 2022.

A condition is recommended that Council clarify the proposed mechanisms for delivering identified infrastructure.

4.3.3 Utilities, waste management and recycling services

The full range of utility services including waste, electricity, telecommunications, potable water and sewer are currently available across Campsie.

This planning proposal will generate greater demand for electricity, gas, water and sewer services from higher and more intense development permitted by the new planning controls. It is expected that these services will be upgraded where required as individual development occurs.

Council's DCP amendments will include provisions to future-proof buildings to accommodate dual piping and other sustainability requirements.

During the preparation of the master plan and during the public exhibition of the master plan, Council engaged with State Agencies including Sydney Water to ensure the population growth and future demand for services was clearly communicated. Sydney Water made a submission during the public exhibition of the master plan which conveyed Sydney Water's support for the master

plan and reiterated Sydney Water's commitment to continue to engage with Council on precincts and sub-precincts identified for intensification of dwellings and jobs.

A condition is included to ensure Council consults with relevant service providers during the exhibition of the planning proposal.

5 Consultation

5.1 Community

Council proposes a minimum community consultation period of 28 days

The planning proposal states the exhibition will include:

- display on Council's corporate 'Have Your Say' website
- written notification to affected property owners
- written notification to public authorities stipulated in the gateway determination.

The planning proposal is categorised as complex under the LEP Making Guidelines (August 2023). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the gateway determination.

LEP practice note 'PN16-001 Classification and reclassification of public land through a local environmental plan' requires planning proposals to reclassify public land are to be publicly exhibited for at least 28 working days. A condition is recommended requiring public exhibition to comply with the requirements of LEP practice note PN16-001. A public hearing is also required to be held in accordance with Section 29 of the Local Government Act 1993 and the Practice Note PN 16-001. A condition has been recommended in this regard.

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 days to comment:

- Ausgrid
- ARTC: Australian Rail Track Corporation
- Civil Aviation Safety Authority (CASA)
- Aeria Management Group (Bankstown Airport)
- Department of Education
- Department of Communities and Justice
- Department of Industry
- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Heritage NSW
- Infrastructure NSW
- Metropolitan Local Aboriginal Land Council
- National Broadband Network
- NSW Health
- State Emergency Services
- Bankstown Airport Corporation Limited
- Relevant service providers

- Sydney Airport Corporation
- Sydney Water
- Sydney Trains
- Sydney Metro
- Transport for NSW.

6 Timeframe

Council proposes a 10 month time frame to complete the LEP.

The Department recommends an LEP completion date of 9 February 2026 to ensure it is completed in line with its commitment to reduce processing times. It is recommended that if the gateway is supported, it also includes conditions requiring council to exhibit and report on the proposal by specified milestone dates.

A condition to the above effect is recommended in the gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

Due to the strategic importance of the precinct and the policy implications of this planning proposal, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

It is noted that finalisation of this proposal will be required to receive approval from DPHI Executive Council due to the proposed reclassification of land.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- it is consistent with, and gives effect to the South District Plan, Local Strategic Planning Statement - Connective City 2036, and the Campsie town centre master plan
- it is generally consistent with the section 9.1 Directions, noting Directions 1.4 Site Specific Provisions, 3.1 Conservation Zones, 3.2 Heritage Conservation, 4.1 Flooding, 4.2 Coastal Management, 4.4 Remediation of Contaminated Land, 4.5 Acid Sulfate Soils, 5.2 Reserving Land for Public Purposes and 6.1 Residential Zones remain unresolved
- it is generally consistent with relevant State Environmental Planning Policies
- any inconsistency or unresolved consistency with relevant section 9.1 Directions, will be addressed by way of conditions before public exhibition and/or during public exhibition
- it will facilitate increased capacity for commercial and residential uses in Campsie and increase affordable housing and incentivise community infrastructure and sustainability.

9 Recommendation

It is recommended the delegate of the Secretary:

- Note that the consistency with the following section 9.1 Directions remains unresolved and will require further justification:
 - 1.4 Site Specific Provisions

- 3.1 Conservation Zones
- 3.2 Heritage Conservation
- 4.1 Flooding
- 4.2 Coastal Management
- 4.4 Remediation of Contaminated Land
- 4.5 Acid Sulfate Soils
- 5.2 Reserving Land for Public Purposes
- 6.1 Residential Zones

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be revised to:

Affordable housing

- 1.1 Update the proposed approach to affordable housing contributions to provide alignment with the recently gazetted Clause 6.38 Affordable Housing Contributions of the Canterbury Bankstown Local Environmental Plan (Canterbury Bankstown LEP) 2023.
- 1.2 Provide an explanation of the proposed phased implementation approach and Affordable Housing Contribution Scheme elements that Council intends to incorporate with the existing provisions.
- 1.3 Confirm whether the 2021 and 2022 feasibility analysis remains relevant to support the proposed contributions.
- 1.4 Provide an updated estimate of potential affordable housing dwellings to be delivered within the precinct.

Economic development

- 1.5 Provide an updated estimate of the number of jobs projected for Campsie.
- 1.6 Revise the approach to late night trading hours to provide alignment with the recently gazetted late night trading hours for Bankstown City Centre contained in Schedule 2 Exempt Development of the Canterbury Bankstown LEP 2023.

Explanation of provisions

- 1.7 Provide an explanation and justification for the proposed:
 - zoning amendments
 - minimum lot size amendments.
- 1.8 Remove the options to deliver affordable housing and 50% employment generating floor space under the proposed incentive clause. The proposed incentive clause is to support the delivery of onsite infrastructure only. Further justification is also required in relation to the type of infrastructure and its location, as well as feasibility considering also the application of affordable housing contributions.
- 1.9 Update references to amendments to permitted residential development within the current B5 Business Development and B6 Enterprise Corridor zones to remove references to the B6 Enterprise Corridor zone.
- 1.10 Remove the proposed sustainability bonus and redistribute the proposed Floor Space Ratio (FSR) bonus to the draft base FSR Map where appropriate.
- 1.11 Remove the proposed 'tall building clause'.

- 1.12 Remove the proposed amendments to Canterbury Bankstown LEP 2023 Clause 6.10 Active Street Frontages. Note, the amendments to Canterbury Bankstown LEP 2023 Active Street Frontage Map are supported.
- 1.13 Remove the proposed 'no net loss of existing employment floor space in the B4 Mixed Use Zone' provision. Council may wish to consider an alternative approach that is design-led and strategically justified rather than targeting sites based on existing uses.
- 1.14 Clarify the extent of the proposed application of the underground floor space provision for Campsie. The existing Canterbury Bankstown LEP 2023 Clause 6.37 Underground Floor Space does not include function centre, restricted premises or retail premises. The planning proposal is to be updated to explain why these uses are appropriate.
- 1.15 Clarify the objectives and application of the proposed foreshore protection provisions.
- 1.16 Explain the proposed additions to the Terrestrial Biodiversity Map under Clause 6.4 Biodiversity of the Canterbury Bankstown LEP 2023.

Heritage

- 1.17 Update the planning proposal to clarify how the proposed heritage items respond to the Campsie masterplan, particularly variations to the Campsie master plan proposed heritage map.
- 1.18 Provide an assessment of all proposed heritage items against the listing criteria in the NSW Heritage Office Guidelines and Statement of Significance prior to exhibition.

Flooding

- 1.19 Address the findings and recommendations of the Flood Risk Assessment, including:
 - explain how the recommendations are addressed within the planning proposal package
 - address the development within and in proximity to the floodway and flood storage, including the duration of inundation and the potential impacts of potential filling and raising of development sites on flood behaviour
 - address consistency against all requirements with the 9.1 Direction 4.1 Flooding, including but not limited to addressing the proposed intensification on land identified as high hazard
 - update mapping within the planning proposal package
 - address consistency with the DPHI Shelter in Place Guideline published 9 January 2025.

Infrastructure

- 1.20 Clarify the proposed mechanisms for delivering identified infrastructure, including open space, through site links, local roads, public domain improvements and community facilities.

Reserving land for public purposes

- 1.21 Demonstrate ownership of the four sites that are currently road reserves proposed to be zoned RE1 Public Recreation.
- 1.22 Update the planning proposal to clarify:
 - the properties included within this proposal and the updated property details that were provided by Council separately to the planning proposal package

- the proposed Land Reservation Acquisition mapping including clearly distinguishing land proposed for reservation and land nominated as 'Local Open Space RE1'
- the nominated acquisition authority for each proposed land reservation.

1.23 Address all requirements of Practice Note 'PN16-001 Classification and reclassification of public land through a local environmental plan' for all properties proposed for reclassification prior to exhibition and specify existing and proposed land use zones for each site.

Mapping

1.24 Provide all existing and proposed maps, including:

- updated maps reflecting the supported changes to provisions described in the planning proposal in response to landowner submissions
- a Heritage Map to reflect the proposed new local heritage listings
- a Terrestrial Biodiversity Map to reflect the proposed additions to the map under Clause 6.4 Biodiversity of Canterbury Bankstown LEP 2023
- a Land Reclassification map
- updated Incentive Floor Space Ratio and Incentive Building Height maps to reflect total maximum FSR and building height, respectively.
- updated draft Land Reservation Acquisition Map to identify land proposed for acquisition and the nominated acquisition authority.

9.1 Ministerial Directions

1.25 Address consistency with Ministerial Direction 3.1 Conservation Zones, including relevant recommendations of the Biodiversity Impact Report.

1.26 Clarify that all proposed rezoning of land is in accordance with the requirements of the Ministerial Direction 4.4 Remediation of Contaminated Land. Should further information be required to address this Direction, this is to be provided for review.

1.27 Clarify the Acid Sulfate Soils that are applicable to the site and address the requirements of Ministerial Direction 4.5 Acid Sulfate Soils. Include justification for any inconsistencies, including reasoning for not providing the required study.

1.28 Address consistency with Ministerial Direction 5.2 Reserving Land for Public Purposes having regard to Practice Note 'PN16-001 Classification and reclassification of public land through a local environmental plan' for all properties proposed for reclassification.

1.29 Address consistency with Ministerial Direction 6.1 Residential Zones in relation to the proposed downzoning of two areas from R3 Medium Density Residential to R2 Low Density Residential Zone, including:

- Carrington Square and surrounding properties
- Gould Street, Redman Street and Wonga Street, near Tasker Park.

The inconsistency is to be addressed having regards to the terms of the Direction. The planning proposal should also explain why the proposed down zoning is an appropriate mechanism to protect the identified special character areas, as opposed to heritage provisions.

1.30 Demonstrate consistency with Direction 4.1 Flooding in relation to the assessment of permitted uses and increased development/density of land, including the proposed intensification of land identified as high hazard.

Traffic and transport

- 1.31 Consult with TfNSW and Sydney Metro to ensure alignment with the station precinct interface and future corridor protection.
- 1.32 Consider opportunities to further align proposed maximum car parking rates with TfNSW's GTIA reference parking rates for Category 1a areas.
- 1.33 Consider how public domain improvements that are to be identified in upcoming Campsie Complete Streets Plan can be integrated with current funding and delivery mechanisms.

General

- 1.34 Ensure the planning proposal document is written in plain English, clearly and succinctly explains the proposed provisions, and is easily understood by the community.
- 1.35 Review the planning proposal to ensure all content and mapping is complete and accurate and consistent in its response to conditions.
- 1.36 Update the planning proposal to delete all references to 'draft Canterbury Bankstown LEP'.
- 1.37 Update employment zones should the new employment zones come into effect prior to the exhibition of this planning proposal.
- 1.38 Update the planning proposal to delete all references to 'Bankstown planning proposal' and ensure all references to 'draft' Bankstown clauses are updated to reflect the relevant provisions in the Canterbury Bankstown LEP 2023.
2. The planning proposal is to be revised to address Condition 1 above and forwarded to the Department for review and approval prior to the commencement of public exhibition.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2023) and must be made publicly available for a minimum of 30 days; and
 - b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within 3 months following the date of the gateway determination.

Consultation is required with the following authorities:

- Ausgrid
- ARTC: Australian Rail Track Corporation
- Civil Aviation Safety Authority (CASA)
- Aeria Management Group (Bankstown Airport)
- Department of Education
- Department of Communities and Justice
- Department of Industry
- Department of Climate Change, Energy, the Environment and Water (DCCEEW)

- Heritage NSW
- Infrastructure NSW
- Metropolitan Local Aboriginal Land Council
- National Broadband Network
- NSW Health
- State Emergency Services
- Relevant service providers
- Sydney Airport Corporation
- Sydney Water
- Sydney Trains
- Sydney Metro
- Transport for NSW.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

4. The planning proposal authority must comply with the requirements for public exhibition of planning proposals identified in LEP practice note 'PN16-001 Classification and reclassification of public land through a local environmental plan'.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.
6. A public hearing is required to be held in accordance with Section 29 of the Local Government Act 1993 and the Practice Note PN 16-00
7. Prior to finalisation, the planning proposal is to be revised to:
 - a) Provide an inventory sheet for each proposed heritage item.
8. The planning proposal must be reported to council for a final recommendation 9 months from the date of the gateway determination.
9. Given the nature of the proposal, Council should not be authorised to be the local plan-making authority.
10. The LEP should be completed on or before 9 February 2026 from the date of the Gateway determination.



20 December 2024

Renee Coull
Manager, Local Planning (Central, West and South)



(Signature)

14 January 2025

Tina Chappell

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Assessment officer

Carina Lucchinelli

Manager, Local Planning (Central, West and South)